

**CITY OF RENTON**

# **SHORELINE MASTER PROGRAM**

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**DRAFT for Planning Commission and Public REVIEW**

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## SECTION 1. INTRODUCTION

### 1.01 BACKGROUND

The Washington State Shoreline Management Act (SMA) passed in 1971 and is based on the philosophy that the shorelines of our State are among our most "valuable" and "fragile" natural resources and that unrestricted development of these resources is not in the best public interest. Therefore, planning and management are necessary in order to prevent the harmful effects of uncoordinated and piece-meal development of our State's shorelines.

Shorelines are of limited supply and are faced with rapidly increasing demands for uses such as marinas, fishing, swimming and scenic views, as well as recreation, private housing, commercial and industrial uses.

The policy goals for the management of shorelines harbor potential for conflict. The act recognizes that the shorelines and the waters they encompass are "among the most valuable and fragile" of the state's natural resources. They are valuable for economically productive industrial and commercial uses, recreation, navigation, residential amenity, scientific research and education. They are fragile because they depend upon balanced physical, biological, and chemical systems that may be adversely altered by natural forces and human conduct. Unbridled use of shorelines ultimately could destroy their utility and value. The prohibition of all use of shorelines also could eliminate their human utility and value. Thus, the policy goals of the act relate both to utilization and protection of the extremely valuable and vulnerable shoreline resources of the state. The act calls for the accommodation of "all reasonable and appropriate uses" consistent with "protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life" and consistent with "public rights of navigation." <sup>1</sup>The planning policies of master programs (as distinguished from the development regulations) may be achieved by a number of means, only one of which is the regulation of development. Other means, as authorized by RCW 90.58.240, include, but are not limited to: The acquisition of lands and easements within shorelines of the state by purchase, lease, or gift, either alone or in concert with other local governments, and accepting grants, contributions, and appropriations from any public or private agency or individual. Additional other means may include, but are not limited to, public facility and park planning, watershed planning, voluntary salmon recovery projects, and incentive programs.<sup>2</sup>

Through numerous references to and emphasis on the maintenance, protection, restoration, and preservation of "fragile" shoreline "natural resources," "public health," "the land and its vegetation and wildlife," "the waters and their aquatic life," "ecology," and "environment," the Act makes protection of the shoreline environment an essential statewide policy goal consistent with the other policy goals of the act. It is recognized that shoreline ecological functions may be impaired not only by shoreline development subject to the substantial development permit requirement of the Act but also by past actions, unregulated activities, and development that is exempt from the Act's permit requirements. The principle regarding protection of shoreline ecological systems is accomplished by these guidelines in several ways, and in the context of related principles.

### 1.02 REQUIREMENTS OF THE SHORELINE MANAGEMENT ACT

Under the Washington State Shoreline Management Act, local governments have the primary responsibility for initiating the planning program and administering the regulatory requirements of the

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<sup>1</sup> WAC 173-26-176(2)

<sup>2</sup> WAC 173-26-186(4)

Act, with the Washington State Department of Ecology acting in a supportive, review, or approval capacity depending on the particular shoreline proposal and regulatory requirements.

As set forth in the provisions of the Act, local governments must fulfill the following basic requirements:<sup>3</sup>

- Use a process that identifies, inventories, and ensures meaningful understanding of current and potential ecological functions provided by affected shorelines.
- Include policies and regulations designed to achieve no net loss of those ecological functions, including:
  - Regulations and mitigation standards ensuring that each permitted development will not cause a net loss of ecological functions of the shoreline.
  - Local government shall design and implement such regulations and mitigation standards in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property.
- Include goals and policies that provide for restoration of impaired ecological functions that include identifying existing policies and programs that contribute to planned restoration goals, as well as any additional policies and programs that local government will implement to achieve its goals. This Master Program element considers established or funded nonregulatory policies and the direct or indirect effects of other regulatory or nonregulatory programs.
- Evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions and other shoreline functions fostered by the policy goals of the Act, address adverse cumulative impacts, and fairly allocate the burden of addressing cumulative impacts among development opportunities.<sup>4</sup>

### 1.03 DEVELOPMENT OF THE MASTER PROGRAM

The Washington State Shoreline Management Act of 1971 (RCW 90.58) directs all local governments to develop a Master Program for the management of all shorelines of the state and associated shore lands that are under the local governments' jurisdictions.

Shoreline management is most effective and efficient when accomplished within the context of comprehensive planning. The Growth Management Act requires mutual and internal consistency between the comprehensive plan elements and implementing development regulations (RCW 36.70A).<sup>5</sup>

This Master Program has been prepared and updated to comply with the requirements of the Shoreline Management and Growth Management Acts and to formulate guidelines that will regulate the utilization and development of the shorelines within the City of Renton. As part of this Master Program, the City of Renton has established administrative provisions, including a permit system for any substantial development, as well as review provisions to ensure that all development complies with the policies and regulations of the program.<sup>6</sup>

The City of Renton has conducted a comprehensive inventory of the natural characteristics, present land uses, and patterns of ownership along the City's shoreline that provides a substantial information base for

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<sup>3</sup> WAC 173-26-201

<sup>4</sup> WAC 173-26-186(8)(d)

<sup>5</sup> WAX 173-26-191(1)(e)

<sup>6</sup> WAC 173-26-191(2)(a)(iii)(A)

understanding ecological functions and other considerations for the development of this Master Program update.<sup>7</sup>

The City of Renton, with the involvement of its local citizens, agencies, and interested parties has developed this Shoreline Master Program to serve as both a planning guide and resource for specific regulations pertaining to development and use of the shorelines in Renton. Included is a description of the goals, objectives, policies, environments, use regulations, and provisions for variances and conditional uses.

The basic intent of this Master Program is to provide for the management of shorelines of the state within Renton's jurisdiction by planning for and fostering all reasonable and appropriate uses and to ensure, if development takes place, that it is done in a manner which will promote and enhance the best interests of the general public.<sup>8</sup> This Master Program has further been composed to protect the public interest and general welfare in shorelines and, at the same time, to recognize and protect the legal property rights of owners consistent with the public interest. The goals and policies of this Master Program are formulated so as to enhance the public use and enjoyment of the shorelines. It is recognized that the Shorelines of the State found in Renton are located within a major urbanized area, and that they are subject to ever increasing pressures of additional uses necessitating increased coordination in the management and development of the shorelines. This program is a planned, rational, and concerted effort to increase coordinated and optimum utilization of the Shorelines of the State in Renton.

## SECTION 2. PROCEDURES

**NOTE – THIS SECTION HAS BEEN MOVED IN ITS ENTIRETY TO RENTON MUNICIPAL  
CODE SECTION 4.9.190 SHORELINE PERMITS**

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<sup>7</sup> RCW 90.58.100(1 WAC 176-23-201(2)(a)

<sup>8</sup> RCW 90.58.020

### **SECTION 3 - REGULATED SHORELINES**

3.01 **Overview:** Approximately 18 miles of shoreline in the City of Renton are under the jurisdiction of the Shoreline Management Act of 1971. By statutory standards, the Green River and Lake Washington are classified as Shorelines of Statewide Significance, and comprise approximately 5.8 miles of the shorelines of the state regulated by City of Renton. In addition, the shorelines of the Cedar River, Black River, Springbrook Creek, and May Creek are shorelines within the City. These 18 miles of shoreline in the City of Renton are an extremely valuable resource not only to the City of Renton, but also for the watersheds of which they are part, of which Renton is an integral part.

3.02 **Shoreline Jurisdiction:** In the City of Renton, the following bodies of water are regulated by the Act:

**A. Applicability:** The Renton Shoreline Master Program applies to Shorelines of the State, which includes Shorelines and Shorelines of Statewide Significance as defined in RMC 4-11 and as listed below.

1. Shorelines of Statewide Significance<sup>9</sup>:
  - a. Lake Washington
  - b. Green River (The area within the ordinary high water mark of the Green River is not within the Renton City Limits, but portions of the 200-foot shoreline jurisdiction are within city limits.)
2. Shorelines<sup>10</sup>:
  - a. Cedar River
  - b. May Creek from the intersection of May Creek and NE 31st Street in the southeast quarter of the southeast quarter of Section 32-24-5E WM
  - c. Black River
  - d. Springbrook Creek from the Black River on the north to SW 43rd Street on the south
  - e. Lake Desire (In the city's future annexation area)

**B. Extent of Shoreline Jurisdiction:** The jurisdictional area includes:

1. Lands within 200 feet, as measured on a horizontal plane, from the ordinary high water mark, or lands within 200 feet from floodways, whichever is greater; and
2. Contiguous floodplain areas; and

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<sup>9</sup> RCW 90.58.020, 90.58.090(4).

<sup>10</sup> RCW 90.58.030,

3. All marshes, bogs, swamps, and river deltas associated with streams, lakes, and tidal waters that are subject to the provisions of the State Shoreline Management Act.

The above information is illustrated in Figure 3-1.

3.03 **Shorelines of Statewide Significance:** Each shoreline has its own unique qualities which make it valuable, particularly Shorelines of Statewide Significance, which in Renton include Lake Washington and the Green River. Preference is, therefore, given to the following uses in descending order of priority (as established by Chapter 90.58.020 RCW) for Shorelines of Statewide Significance:

1. Recognize and protect the statewide interest over local interest for Shorelines of Statewide Significance.
2. Preserve the natural character of the shorelines.
3. Result in long-term over short-term benefits.
4. Protect the resources and ecology of the shorelines.
5. Increase public access to publicly owned areas of the shorelines.
6. Increase recreational opportunities for the public in the shoreline.
7. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

3.04 **Geographic Environments:** Shorelines should be classified into separate geographic areas known as “use environments” based upon current development pattern, biophysical capabilities, and other factors. Policies, standards, and regulations can be customized by the use environment, shoreline, and other uses depending on need. Generally, regulated shorelines include the water bodies and their shorelands extending landward from the floodway or ordinary high water mark for two hundred (200) feet in all directions. This jurisdictional area increases to include all marshes, bogs, swamps, and river deltas associated with the regulated Shorelines of the State. The total of this area is subject to shoreline use classification and regulation.

The use environments in the Renton SMP are classified as zoning overlay districts and include:

1. Shoreline Natural Environment Overlay District
2. Shoreline Urban Conservancy Environment Overlay District
3. Shoreline Single Family Residential Overlay District
4. Shoreline Multi-Family Residential Overlay District
5. Shoreline High-Intensity – Lake Washington Overlay District
6. Shoreline High Intensity – Cedar River Overlay/Black River/Springbrook Creek Overlay District

7. Shoreline Isolated High Intensity Overlay District
8. Aquatic Environment

These environmental use classifications are described in detail in Chapter 5 and Allowed Uses and Conditional Uses are addressed in Chapter 7.

## SECTION 4. GOALS AND POLICIES

### 4.01 SHORELINE USES AND ACTIVITIES ELEMENT

#### 4.01.01 Goals:

- A. Establish that shorelines regulated by the City are planned and coordinated to afford best use of the limited water resource consistent with the goals of the Shoreline Management Act.
- B. Provide that the policies, regulations, and administration of the Shoreline Master Program ensure that new uses, development, and redevelopment within the shoreline jurisdiction do not cause a net loss of shoreline ecological functions<sup>11</sup> within an urban environment.
- C. Ensure that the policies, regulations, and administration of the Shoreline Master Program are consistent with the land use vision of the City's Comprehensive Plan.

#### 4.01.02 Policies:

- A. Reasonable and appropriate shoreline uses and activities should be planned for:
  - 1. Short-term economic gain or convenience in development should be evaluated in relationship to potential long-term effects on the shoreline.
  - 2. Preference should be given to those uses or activities which enhance the natural functions of shorelines, including reserving appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health.<sup>12</sup>
  - 3. Provide for the following priority in shoreline use and modification of the shoreline:<sup>13</sup>
    - (a) Water-dependent and associated water-related uses are the highest priority for shorelines unless protection of the existing natural resource values of such areas precludes such uses.
    - (b) Water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives, provided that adequate area is reserved for future water-dependent and water-related uses.
    - (c) Mixed-use developments may be allowed if they include and support water-dependent uses and contribute to the objectives of the act including ecological protection and restoration and public access
    - (d) Limit nonwater-oriented uses to those locations where access to the water is not provided or where the non-water-oriented uses

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<sup>11</sup> WAC 176-23-186(8)(b)(i)

<sup>12</sup> WAC 176-23-201(2)(d)

<sup>13</sup> RCW 90.58.020, RCW 90.58.100(2), WAC 176-23-176(3)(a)

contribute to the objectives of the Act, including ecological protection and restoration and public access.<sup>14</sup>

4. Recognize existing single-family residential uses and neighborhood character and ensure that existing uses, new uses, and alteration of facilities:
    - (a) Do not result in a net loss of shoreline ecological functions.
    - (b) Avoid disturbance of unique and fragile areas.
    - (c) Are provided with adequate public services including water, sanitary sewer, and stormwater management.
  5. Future shoreline subdivision, multi-family developments, and planned urban developments of four or more units should provide public benefits, including ecological protection and restoration, and public access.
  6. New residential developments should provide open space areas at or near the shoreline through clustering.
- B. Aesthetic considerations should be integrated with new development, extensive redevelopment of existing facilities, or for general enhancement of shoreline areas and should include:
1. Identification and preservation of areas with scenic vistas and areas where the shoreline has high aesthetic value as seen from both upland areas, areas across the water, and recreational and other uses on the water.
  2. Appropriate regulations and criteria should ensure that development provides designs that contribute to the aesthetic enjoyment of the shoreline for a substantial number of people and provide the public with the ability to reach, touch, and enjoy the water's edge and view the water and shoreline.
  3. Regulations and criteria for building siting, maximum height, setbacks, screening, architectural controls, sign regulations, designation of view corridors, and other provisions should ensure that development minimizes adverse impacts on views of the water from public property or views enjoyed by a substantial number of residences.
- C. All shoreline policies, regulations, and development shall recognize and protect private rights consistent with the public interest<sup>15</sup> and, to the extent feasible, shall be designed and constructed to protect the rights and privacy of adjacent property owners. Shoreline uses and activities should be discouraged if they would cause significant noise or odor or unsafe conditions that would impede the achievement of shoreline use preferences on the site or on adjacent or abutting sites.

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<sup>14</sup>WAC 176-23-201(2)(d)(v), 241(3)(d)

<sup>15</sup> text from RCW 90.58.020

4.02        CONSERVATION ELEMENT

4.02.01    Goal:

The resources and amenities of all shorelines and the ecological processes and functions they provide, such as wetlands, upland and aquatic vegetation, fish and wildlife species and habitats, as well as scenic vistas and aesthetics should be protected and preserved for use and enjoyment by present and future generations.

4.02.02    Policies:

- A.    Existing natural resources should be conserved through regulatory and non-regulatory means that may include regulation of development within the shoreline jurisdiction, ecologically sound design, and restoration programs, including:
  - 1.    Water quality and water flow should be maintained at a level to permit recreational use, to provide a suitable habitat for desirable forms of aquatic life, and to satisfy other required human needs.
  - 2.    Aquatic habitats and spawning grounds should be protected, improved and, if feasible, increased.
  - 3.    Wildlife habitats should be protected, improved and, if feasible, increased.
  - 4.    Unique natural areas should be designated and maintained as open space for passive forms of recreation. Access and use should be restricted, if necessary, for the conservation of these areas.
- B.    Existing and future activities on all shorelines of the state regulated by the City of Renton should be designed to ensure, at a minimum, no net loss of ecological functions.<sup>16</sup>.
- C.    The City of Renton should take aggressive action with responsible governmental agencies to assure that surface water management in all drainage basins are considered an integral part of shoreline planning.
  - a.    Soil erosion and sedimentation that adversely affect any shoreline within the City of Renton will be prevented or controlled.
  - b.    The contamination of existing water courses will be prevented or controlled.
- D.    Shoreline areas having historical, cultural, educational, or scientific value should be identified and protected.
  - a.    Public and private cooperation should be encouraged in site identification, preservation, and protection.
  - b.    Suspected or newly discovered sites should be kept free from intrusions for a reasonable time until their value is determined.

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<sup>16</sup> WAC 176-23-186(8)(b)

- E. Critical areas in the shoreline should be managed to achieve the planning objectives of the protection of existing ecological functions and ecosystem-wide processes and restoration of degraded ecological functions and ecosystem-wide processes. The regulatory provisions for critical areas shall protect existing ecological functions and ecosystem-wide processes. In protecting and restoring critical areas within the shoreline, the City will integrate the full spectrum of planning and regulatory measures, including the comprehensive plan, interlocal watershed plans, local development regulations, and state, tribal, and federal programs.<sup>17</sup>
- F. The City shall implement the Restoration Plan provided as an adjunct to this Program in coordination with other watershed management agencies and groups, and shall manage public lands and may acquire key properties and provide for off-site mitigation on city or other public or private sites.<sup>18</sup>

#### 4.03 ECONOMIC ELEMENT

##### 4.03.01 Goal:

Existing economic uses and activities on the shorelines should be recognized and economic uses or activities that are water-oriented should be encouraged.

##### 4.03.02 Policies:

- A. Shoreline uses should be integrated with the land use vision of the Comprehensive Plan. Harbor areas in Renton do not have reasonable commercial navigational accessibility and necessary support facilities such as transportation and utilities to warrant reservation for commercial ports and related uses.<sup>19</sup> Water-dependent and water-oriented uses should be encouraged in mixed use development to provide opportunities for substantial numbers of people to enjoy the shorelines. Mixed uses shall prove a significant public benefit with respect to the Shoreline Management Act's objectives such as providing ecological restoration and public access to and along the water's edge<sup>20</sup>.
- B. Future economic uses and activities should utilize the shoreline to achieve the use and other goals of the Act and this Program, including:
  - 1. Economic uses and activities should locate the water-dependent and water-oriented portion of their development along the shoreline and place inland all facilities that do not require a water's edge location.
  - 2. New over-water structures should be limited to water-dependent use and the length, width, and height of over-water structures should be limited to the smallest reasonable dimensions.
  - 3. Shoreline developments should be designed to maintain or enhance aesthetic values and scenic views.

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17 WAC 176-23-211(2)(b)(iii-v)

18 WAC 176-23-201(2)(f)

19 WAC 176-23-201(2)(d)(ii)

20 WAC 197-11-241(3)(d)(i)

- C. Shoreline facilities for the moorage and servicing of boats and other vessels may be allowed in appropriate locations within residential, commercial, and other areas, provided they are located and designed to result in no net loss of ecological functions.
  - 1. Shared moorage is encouraged over individual single family docks.
  - 2. Commercial docks and marinas should meet all health standards. Marinas and other economic activities should be required to contain and clean up spills or discharges of pollutants associated with boating activities.
  - 3. Shoreline facilities for the moorage and servicing of boats and other vessels should be developed in size and location when it would not impair unique or fragile areas, or impact federal or state-listed species.
- D. The expansion of log raft storage on Lake Washington should be discouraged.
- E. All economic activities on the shoreline shall provide for no net loss of ecological functions during construction and operation including avoidance, containment, or mitigation of pollutants as well as interruption of natural ecological processes.
- F. Festivals and temporary uses providing public benefits such as recreation or public access, and which are compatible with ecological functions, including water quality, water flow, habitat, or unique and fragile areas may be permitted with appropriate review and conditions.

#### 4.04 PUBLIC ACCESS ELEMENT

##### 4.04.01 Goal:

Increase public accessibility to shorelines and preserve and improve the natural amenities.

##### 4.04.02 Policies:

- A. Public access should be provided consistent with the existing character of the shoreline and consideration of opportunities and constraints for physical and visual access, as well as consideration of ecological functions, as provided in Table 4.04 below, and in conjunction with the following policies.
- B. Public access to and along the water's edge should be available throughout publicly owned shoreline areas although direct physical access to the water's edge may be restricted to protect shoreline ecological values. Public access shall be provided over all public aquatic lands leased for private activity, consistent with compatibility with water-dependent uses.
- C. Public access from public streets shall be made available over public property and may be acquired by easement or other means over intervening private property.
- D. Future multi-family, planned unit developments, subdivisions, commercial, and industrial developments shall provide physical and visual public access along the water's edge consistent with the policy provided in Table 4.04.
- E. Public access to and along the water's edge should be located, designed, and maintained in a manner that protects the natural environment and shoreline ecological

functions and is consistent with public safety as well as compatible with water-dependent uses. Preservation or improvement of the natural amenities shall be a basic consideration in the design of shoreline areas to which public access is provided, including the systems.

- F. When making extensive modifications or extensions to existing structures, multi-family planned unit development, or subdivision, public access to and along the water's edge should be provided to commercial and industrial developers if physically feasible.
- G. Both passive and active public areas shall be designed and provided.
- H. In order to encourage public use of the shoreline corridor, public parking shall be provided at frequent locations on public lands and rights of way and may be required on private development.
- I. In planning for public access, emphasis should be placed on foot and bicycle paths consistent with the Trails Master Plan, rather than roads, except in areas where public boat launching would be desirable.
- J. Physical or visual access to shorelines should be required as a condition of approval for open space tax designations pursuant to RCW 84.34.
- K. Development and management of public access should recognize the need to address adverse impacts to adjacent private shoreline properties and should recognize and be consistent with legal property rights of the owner. Just compensation shall be provided to property owners for land acquired for public use. Private access to the publicly owned shoreline corridor shall be provided to owners of property contiguous to said corridor in common with the public.

**Table 4.04 Public Access Objectives by Reach**

<b>SHORELINE REACH</b>	<b>Location</b>	<b>Public Access Objectives</b>
<b>Lake Washington</b>		
<b>Lake Washington Reach A</b>	From Bellevue city limits to Renton city limits	This developed primarily single-family area currently provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs. Public agency actions to improve public access should include visual access from public trail development along the railroad right of way inland of the residential lots; however, views may be limited by topography and vegetation. Access to the water should be pursued at an existing undeveloped railroad right of way, including parcels used for utilities and potential acquisition of parcels, with emphasis on parcels that are not currently developed because they do not currently have roadway access.
<b>Lake Washington Reach B</b>	From the city limits to the Seahawks training facility	This is primarily a single-family area with one multi-family development immediately south of the Seahawks Training Center. There is currently no public access. There is a public trail along I-405, but it does not have views of the water. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely, but should be pursued if such development occurs. Public agency actions to improve public access should include visual access from trail development along the railroad right of way inland of the residential lots (however, views may be limited by topography and vegetation) and potential acquisition of opportunities for public access to the water.
<b>Lake Washington Reach C</b>	From the Seattle Seahawks headquarters and training facility through the former Barbee Mill site.	This reach includes the recently constructed Seattle Seahawks headquarters and training facility to the north and the Barbee Mill subdivision to the south. The Quendall Terminals parcel between the Seahawks and Barbee Mill sites is a Superfund site contaminated with coal tar and creosote. There is public access along a portion of the shoreline at the Seahawks site and adjacent to May Creek at the Barbee Mill subdivision. Public harbor lands are along about a third of the subdivision water frontage. The potential for provision of public access from new development will occur after cleanup of the Superfund site with multi-use development that should offer shoreline access across the entire property, consistent with vegetation conservation. Provision of public access from future redevelopment of the Seahawks and Barbee Mill site is possible under the existing zoning,

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		which allows higher intensity use and provides an opportunity for continuous public access parallel to the shoreline. Public access should be provided to shared or commercial docks. Public agency actions to improve public access should include visual access from a future trail along the railroad (views may be limited to the northerly and southerly portion of the reach because of distance to the water and potential blockage by intervening buildings); enhancement of the May Creek trail to public streets; access on public aquatic lands; and potential acquisition of public access to the water.
<b>Lake Washington Reach D</b>	From May Creek to Mountain View Avenue	This reach is a single-family area with no public access except Kenneydale Park. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs. Public agency actions to improve public access should include visual access from public trail development along the railroad right of way; pedestrian and bicycle access on Lake Washington Boulevard; public viewing areas and possible public acquisition of access to the water including an existing undeveloped railroad right of way adjacent to the water; and potential public right of way and potential public acquisition of selected parcels, including undeveloped parcels with development constraints.
<b>Lake Washington Reach E</b>	From Mountain View Avenue to Gene Coulon Park	This reach is a single-family area with no existing public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs. Public agency actions to improve public access should include visual access from public trail development along the railroad right of way; pedestrian and bicycle access on Lake Washington Boulevard; public viewing areas and possible public acquisition of access to the water including an existing undeveloped railroad right of way adjacent to the water; possible public street ends; and potential public acquisition of selected parcels.
<b>Lake Washington Reach F</b>	The less developed northerly portion of Gene Coulon Park	Public access is currently provided by a trail system through the park and a variety of primarily passive recreational facilities, a fishing pier, and a moorage dock. Public access is one element of park functions that should be continued and incorporated in future plans and balanced with goals for providing recreation and improving ecologic functions. Other public agency actions to improve public access should include visual access from public trail development along the railroad right of way, and pedestrian and bicycle access on Lake Washington Boulevard including addition of public viewing areas.

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<b>Lake Washington Reach G</b>	The more developed southerly portion of Gene Coulon Park	Public access is currently provided by a trail system through the park together with a variety of passive and active recreational facilities, a boat launch, over-water facilities, and concession facilities. Public access is one element of park functions that should be continued and incorporated in future plans, as well as balanced with goals for providing recreation and improving ecologic functions.
<b>Lake Washington Reach H</b>	Southport mixed-use development	Public access is currently provided along the waterfront and should continue in the future as part of multi-use development of the remainder of the property. The design should include supporting water-oriented uses and amenities such as seating and landscaping.
<b>Lake Washington Reach I</b>	Boeing Plant and to the Cedar River	This reach is about one-third public harbor lands at the water's edge and two-thirds is the Boeing Company's site. Inland ownership is entirely the Renton Boeing Plant. Public access in this area includes the Cedar River Boathouse located on pilings in Lake Washington and accessed from the west from the Cedar River Trail. The boathouse includes a public fishing area and provides canoe and kayak rentals, classes, and guided trips. There is currently no public access on public lands. In the future, if the Boeing site is redeveloped public access should be provided, balanced with goals for ecological restoration. Public agency actions to improve public access in the shorter term should include a waterfront trail, which would connect the public access at the Southport development to the Cedar River Trail. This action should be implemented when environmental and security issues can be resolved, as well as public access to public lands, balanced with the goals of preserving ecological functions.
<b>Lake Washington Reach J</b>	Renton Municipal Airport	Public access to the Lake Waterfront is provided from the lawn area of the Will Rogers, Wiley Post Park and should be maintained. Public agency actions to improve public access should include enhancing opportunities for the public to approach the water's edge from the existing lawn area. If the airport is reconfigured or redeveloped in the future, public access on the shoreline should be one element to be balanced with goals for ecological restoration and water-oriented use.
<b>Lake Washington Reach K</b>	From the Renton Municipal Airport to the Seattle city limits	This reach is predominantly single-family area with no existing public access. Public visual access is provided from Rainier Avenue. The potential for provision of public access from new development is likely limited to future redevelopment of a small mobile home park in the easterly portion of this reach and from redevelopment of existing multi-family uses. Public agency actions to improve public access should include enhanced

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		public views from Rainier Avenue as well as enhanced pedestrian facilities or mini-parks. This effort may include acquisition of several undeveloped parcels to provide access to the water's edge, consistent with goals for preservation and enhancement of ecological functions.
<b>May Creek</b>		
<b>May Creek A</b>	From the mouth of the creek to Lake Washington Boulevard	This reach is bounded by open space dedicated as part of a subdivision and includes public access provided by a trail along the creek. Public agency actions to improve public access should include enhanced public views from Lake Washington Boulevard including enhanced pedestrian facilities or mini-parks, improved connections of the May Creek trail to public streets, and to the potential trail to the east across or under the railroad right of way and Lake Washington Boulevard.
<b>May Creek B</b>	From Lake Washington Boulevard to I-405	There is currently no public access in this reach. At the time of re-development, public access should be provided from a trail parallel to the water along the entire property with controlled public access to the water, balanced with goals of preservation and enhancement of ecological functions. Public agency actions to improve public access should include provisions to cross I-405 to connect with trail systems to the east.
<b>May Creek C</b>	From I-405 to NE 36th Street	This reach includes discontinuous public ownership with some private ownership. At the time of development of private lands, public access should be provided from a trail parallel to the water together with public agency actions to develop a trail on public land. All trail development should be set back from the water's edge with controlled public access to the water, balanced with goals of preservation and enhancement of ecological functions.
<b>May Creek D</b>	From NE 36th Street to the city limits	This reach is largely King County May Creek Park. Public access is informal and discontinuous. There are some private inholdings along the creek. At the time of development of private lands, public access should be provided from a trail parallel to the water coordinated with public agency actions to develop a trail on public land. All trail development should be set back from the water's edge with controlled public access to the water, balanced with goals of preservation and enhancement of ecological functions.

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<b>Cedar River</b>		
<b>Cedar River A</b>	Mouth to Logan Avenue	A public trail is provided on the east side of the river in the Cedar River Park. No public access is provided on the west side of the river adjacent to the municipal airport. Public physical access from a trail parallel to the water should be provided if the Renton Municipal Airport redevelops in the future, balanced with goals of ecological restoration.
<b>Cedar River B</b>	Logan Avenue to I-405 bridges	A public trail is provided on the north side of the river and a variety of public access is provided on the south side, including small city parks. Public access should generally be provided within the corridor of public lands adjacent to the river; however, adjacent private parcels not separated by public streets should provide active open space and other facilities to provide gathering places to enjoy the shoreline environment, together with water-oriented uses. Revisions to the existing trail to relocate further from the water's edge to allow revegetation should be considered in the future as part of public park and river maintenance plans.
<b>Cedar River C</b>	I-405 to the SR 169	A public trail is provided on the former Milwaukee railroad. Public access is provided at a public park on the north side immediately east of I-405. Public physical access from a trail parallel to the water should be provided as private lands on the north side of the river redevelop, integrated with vegetation conservation, and with controlled public access to the water's edge, balanced with goals of enhancement of ecological functions. The single-family residential area on the north side of the river provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs. Public agency actions to improve public access should include additional interpretive trails and trail linkages through public lands on the south side of the river, if consistent with ecological functions and public acquisition of access to the water in existing single-family areas, where appropriate.
<b>Cedar River D</b>	SR 169 to UGA boundary	A public trail is provided on the former Milwaukee railroad. It is generally at a distance from the water's edge. Most of this reach is under public ownership or dedicated open space. The primary goal for management of this reach should be ecological enhancement. Additional public access to the water's edge may be provided if consistent with ecological functions. The small residential area at the east end of the UGA provides no public access. The potential for provision of public access from new development is low because further

## SHORELINE REACH

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		subdivision and non-single family use is not likely but should be pursued if such development occurs. Public agency actions to improve public access should include improved visual access from the existing trail and possible public acquisition of access to the water.
<b>Green River Reach A</b>	The Green/Black River below the pump station	<p>The area west of Monster Road provides no public access. Public physical access from a trail parallel to the water should be provided as private lands redevelop. Public agency actions to improve public access should include acquisition of trail rights to connect the trail system to the Green River Trail and Fort Dent Park.</p> <p>The area west of Monster Road is part of the publicly owned Black River Forest where interpretive trails exist. Expansion of public access should occur only if consistent with ecological functions.</p>
<b>Black River / Springbrook Creek</b>		
<b>Black/Springbrook A</b>	From the pump station to Grady Way	Interpretive trails are present in the Black River Forest. Expansion of public access should occur only if consistent with ecological functions. A trail system is present on the west side of the stream adjacent to the sewage treatment plant and should be retained and possibly enhanced.
<b>Springbrook B</b>	From Grady Way to SW 16th Street	A trail system is present on WSDOT right of way and crosses under I-405. Enhancement should be implemented as part of future highway improvements or other public agency actions.
<b>Springbrook C</b>	From SW 16th Street to SW 19th Street	A public trail parallel to the stream was developed as part of the Boeing Longacres Office Park and extends from SW 16th Street under Oaksdale Avenue and terminates at the alignment of 19th Street at the parking lot of a pre-existing industrial building. If future development occurs in this area, a continuous trail system connecting to the continuous system to the south should be planned, consistent with protection of ecological values of wetlands and streamside vegetation.
<b>Springbrook D</b>	From SW 19th Street to city limits	There is no trail system along the stream from SW 19th Street to the approximate alignment of SE 23rd Street. A continuous trail system is provided from 23rd Street to the city limits including portions through the Springbrook Wetland Mitigation Bank. If future development occurs in the area of the missing trail link, a trail system connecting to the

**SHORELINE  
REACH****Location****Public Access Objectives**

		continuous system to the south should be planned, consistent with protection of ecological values of wetlands and streamside vegetation buffers. Public actions should include interim linkages of the existing trail systems, which may include interim trails or routing on public streets and sidewalks. In the future, if vegetation buffers are developed within the stream corridor and adjacent lands, relocation of the trail farther from the stream should be considered with controlled access to the water's edge.
<b>Lake Desire</b>		A trail system is present in public open space in parks around the lake but there is no trail system adjacent to the lake.
<b>Lake Desire A</b>	17408 West Lake Desire Dr. SE to 18228 West Lake Desire Dr. SE	Public access is provided by a WDFW boat launch. Existing single-family residential development provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs. Public agency actions to improve public access should include public acquisition of access to the water where appropriate.
<b>Lake Desire A</b>	17408 West Lake Desire Dr. SE to the Natural Area at the south end of the Lake	Existing single-family residential development provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs. Public agency actions to improve public access should include public acquisition of access to the water where appropriate.
<b>Lake Desire A</b>	Natural Area at the south end of the Lake	There is currently no formal public access to the water at the natural area. Interpretive access should be implemented in a manner consistent with ecological values.
<b>Lake Desire A</b>	From the Natural Area to 17346 West Lake Desire Dr. SE	Existing single-family residential development provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs. Public agency actions to improve public access should include public acquisition of access to the water where appropriate. Access for interpretive purposes may be an element of public acquisition of wetlands.

4.05 RECREATION ELEMENT

4.05.01 Goal:

Water-oriented recreational activities available to the public should be encouraged.

4.05.02 Policies:

- A. Water-oriented recreational activities should be encouraged.
  - 1. Accessibility to the water's edge should be improved in existing parks and new development, substantial alteration of existing non-single family development, and intensification of existing uses where consistent with maintaining ecological functions.
  - 2. A balanced choice of public recreational opportunities should be provided on Lake Washington as a Shoreline of Statewide Significance that recognizes and protects the interest of all people of the state as well as Renton residents. Recreation use includes enjoyment and use of the water from boating and other activities.<sup>21</sup>Shoreline park and recreation areas should be increased in size and number and managed for multiple uses including shoreline recreation and preservation and enhancement of ecological functions.
  - 3. Areas for specialized recreation should be developed at locations where physical and ecological conditions are appropriate.
  - 4. Both passive and active recreational areas should be provided.
- B. Recreational boating and fishing should be supported, maintained, and increased.
- C. Public agencies, non-profit groups, and private parties should use cooperative and innovative techniques to increase and diversify recreational opportunities including incorporation in development as well as public purchase of shoreland. Public agencies should establish the intent to acquire lands by incorporation of such policies in their plans and declaring public intent.
- D. Public land, including city parks and public aquatic lands, should be managed to provide a balance of public recreation, public access to the water, and protection and enhancement of ecological functions.
- E. Subject to policies providing for no net loss of ecological functions as well as local, state, and federal regulations, the water's depth may be changed to foster recreational aspects.
- F. Provision of recreation facilities and use shall be consistent with growth

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<sup>21</sup> RCW 90.58.100(4), WAC 176-23-241(3)(i)

projections and level-of-service standards established by the comprehensive plan.<sup>22</sup>

4.06 CIRCULATION ELEMENT

4.06.01 Goal:

Minimize motor vehicular traffic and encourage pedestrian traffic within the shorelines.

4.06.02 Policies:

- A. Shoreline roadways should be scenic boulevards, where possible, to enhance the scenic views of the shoreline and provide opportunities for public visual access to the shoreline.
- B. Public transportation should be encouraged to facilitate access to shoreline recreation areas.
- C. Pedestrian and bicycle pathways, including provisions for maintenance, operation and security, should be developed.
  - 1. Access points to and along the shoreline should be linked by pedestrian and bicycle pathways.
  - 2. Separate pedestrian and bicycle pathways should be included in new or expanded bridges or scenic boulevards within the shorelines.
  - 3. Separate pedestrian and bicycle pathways should be included in publicly financed transportation systems or rights of way, consistent with public interest and safety.
  - 4. Public access provided in private development should be linked to public pathways.
- D. Road standards should meet roadway function and emergency access standards and provide for multiple modes, while reducing impervious surfaces, where feasible, and managing surface water runoff to achieve appropriate water quality.
- E. Commercial boating operations, other than marinas, should be encouraged as they relate to water-dependent uses and should be limited to commercial and industrial areas.

4.07 SHORELINE HISTORIC/CULTURAL/SCIENTIFIC/EDUCATION RESOURCES AND ACTIVITIES<sup>23</sup>

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<sup>22</sup> WAC 176-23-241(3)(i)

<sup>23</sup> RCW 90.58.100

4.07.01 Goal:

Provide for protection and restoration of buildings, sites, and areas having archaeological, historical, cultural, scientific, or educational value.

4.07.02 Policies:

- A. Sites with archaeological, historic, cultural, and scientific or educational value should be identified and protected or conserved in collaboration with appropriate tribal, state, federal, and local governments as well as private parties.
- B. Such features may be integrated with other shoreline uses if appropriate to the character of the resource.
- C. The following policies of the Renton Comprehensive Plan are incorporated by reference into the Shoreline Master Program objectives and policies.

4.08 SHORELINE RESTORATION AND ENHANCEMENT

4.08.01 Goal:

Provide for the timely restoration enhancement of shorelines with impaired ecological functions. Such restoration should occur through a combination of public and private programs and actions. This master Program includes a restoration element that identifies restoration opportunities and facilitates appropriate publicly and privately initiated restoration projects. The goal of this effort is to improve shoreline ecological functions.<sup>24</sup>

4.08.02 Policies:

- A. A cooperative restoration program among local, state, and federal public agencies; tribes; non-profit organizations; and landowners should be developed to address shorelines with impaired ecological functions.
- B. The restoration plan incorporated by reference into this Program is based on:
  - 1. Identification of degraded areas, areas of impaired ecological functions, and sites with potential for ecological restoration.
  - 2. Establishment of overall goals and priorities for restoration of degraded areas and impaired ecological functions.
  - 3. Identification of existing and ongoing projects and programs that are being implemented, or are reasonably assured of being implemented, which are designed to contribute to local restoration goals.
  - 4. Identification of additional projects and programs needed to achieve restoration goals.

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<sup>24</sup> WAC 173-26-201(2)(f)

5. Identification of prospective funding sources for those projects and programs.
6. Identification of timelines and benchmarks for implementing restoration projects and programs.
7. Development of strategies to ensure that restoration projects and programs will be implemented according to plans, periodically reviewed for effectiveness, and adjusted to meet overall restoration goals<sup>25</sup>

## SECTION 5. GEOGRAPHIC DESIGNATIONS – ENVIRONMENTS/OVERLAY DISTRICTS

### 5.01 SHORELINE ENVIRONMENTS/OVERLAY DISTRICTS

Shoreline environments shall consist of shoreline overlay zoning districts and are designated to provide a basis to apply policies and use regulations within distinctively different shoreline areas. The environmental designation given to specific areas is based on the existing development pattern, the biophysical capabilities and limitations of the area, and the goals of the City's Comprehensive Plan. In addition, specific regulations are provided for specific reaches of water bodies with specific ecological, land use, public service, public access, and other opportunities and constraints.

### 5.02 NATURAL ENVIRONMENT OVERLAY DISTRICT

#### 5.02.01 Designation of the Natural Environment Overlay District:

- A. Objective: The objective in designating a natural environment is to protect and preserve unique and fragile shoreline or wetland environments that are ecologically intact as close to their natural state as possible . The natural environment is intended to provide areas of wildlife sanctuary and habitat preservation.
- B. Areas to be Designated as a Natural Environment: A Natural Area designation is assigned to shoreline areas if any of the following characteristics apply:<sup>26</sup>
  1. The shoreline retains the majority of natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline modifications, structures, and intensive human uses.
  2. Shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments, which could be lost or significantly reduced by human development.

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<sup>25</sup> WAC 173-26-201(2)(f)

<sup>26</sup> WAC 173-26-211(5)(a)

3. The shoreline represents ecosystems that are of particular scientific and educational interest; or
4. Shorelines with large areas of relatively undisturbed areas of wetlands.
5. Shorelines that support specific important wildlife habitat, such as heron rookeries.
6. The shoreline is unable to support new development, extractive uses, or physical modifications or uses without significant adverse impacts to ecological functions.

C. Acceptable Activities and Uses: Development and use within Natural Areas shall be consistent with the following policies:<sup>27</sup>

1. Preservation of the area's ecological functions, natural features, and overall character must receive priority over any other potential uses. Any use that would degrade the ecological functions or natural character of the shoreline area are not allowed.
2. Private and/or public enjoyment of Natural Areas are to be encouraged and facilitated through low intensity recreation use; as well as scientific, historical, cultural, and educational research uses; provided that no significant ecological impact on the area will result.
3. Structures for management of floodways, including drainage or storage and pumping facilities, are allowed as Conditional Uses, provided that no significant ecological impact on the area will result. Specific designs should be developed to ensure that noise or other proximity impacts at a low level will not affect native aquatic and terrestrial species.

All other human activities are considered inappropriate.

#### 5.02.02 Designation of the Natural Areas:

Preservation of natural shoreline areas can best be ensured through public or non-profit ownership and management. Therefore, where private development is proposed in areas so designated, the City shall require dedication as necessary.

#### 5.02.03 Application:

- A. That portion of the north bank of the Black River lying west of its confluence with Springbrook Creek shall be designated as a Natural Area (see Figure 5-1).
- B. The Lake Desire Natural Area

#### 5.03 URBAN CONSERVANCY ENVIRONMENT OVERLAY DISTRICT

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<sup>27</sup> ~~27~~ WAC 173-26-211(5)(a)(ii)

5.03.01 Designation of the Shoreline Urban Conservancy Environment Overlay District:

A. Objective: The purpose of the Urban Conservancy environment is to protect, conserve, restore, and manage existing areas with ecological functions of open space, floodplain, and other sensitive lands where they exist in urban and developed settings, while allowing compatible uses.

B. Areas to be Designated as a Conservancy Environment:

1. Areas of high scenic value.
2. Areas of open space, floodplain, or other sensitive areas such as wetlands or geological hazards that should not be more intensively developed.
3. Areas that retain important ecological functions, including areas, which even though are partially developed, provide valuable wildlife habitat or essential aquatic habitat functions.
4. Areas with the potential for ecological restoration.
5. Areas that cannot provide adequate utilities for intense development.
6. Areas with unique or fragile features.

C. Acceptable Activities and Uses: Uses that preserve the natural character of the area or promote preservation of open space, floodplain, or sensitive lands either directly or over the long term are the primary allowed uses. Uses that result in restoration of ecological functions are allowed if the use is otherwise compatible with the purpose of the environment. 5.03.02 Use Regulations in the Urban Conservancy Environment Overlay District:

A. Commercial Uses: Commercial uses shall be limited to home occupations, which shall be contained wholly within the dwelling unit.

B. Fish and Game Reserve and Breeding Operations: Any such activity shall be allowed only by the Land Use Hearing Examiner.

C. Industrial Uses: All industrial activities are prohibited in a conservancy environment.

D. Recreation Use: Recreation uses shall generally be limited to low intensity passive recreation.

1. Permitted Uses:

- (a) Public hiking and bicycle trails.
- (b) Non-motorized public fishing.
- (c) Public wading and swimming spots.

- (d) Public areas for nature study.
- (e) Public picnic areas.

Uses Allowed by Conditional Use Permit:

- (a) Public overnight camping areas.
- (b) Boat launches
- (c) Boat moorage
- (d) Golf courses (excluding structures)
- (e) Parking areas to serve allowed and Conditional Uses

E. Residential Uses:

- 1. Permitted Uses: Low-density single-family residences limited to existing lots, or clustered subdivision retaining sensitive areas.
- 2. Prohibited Uses: Multi-family residences of two (2) units or more.

F. Utilities:

- 1. Local Service Utilities: The necessary local service utilities shall be permitted for approved activities and uses within the conservancy environment and shall be constructed underground per City code requirements.
- 2. Major Utilities: Major utilities may be allowed only by approval of a Conditional Use Permit and only if they cross the conservancy area in the shortest feasible route and meet all standards of this Program.

- G. Roads: Necessary roads are permitted subject to the standards of Section 7.15 of this Program.

5.03.03 Application

- A. That portion of the Lake Washington shoreline within Gene Coulon Park extending from 100 feet north of the northerly end of the over-water public walkway at the approximate alignment of NE 18th Street to the northerly end of the park.
- B. That portion of May Creek east of I-405 right of way.
- C. That portion of the south bank of the Cedar River extending from 350 feet east of I-405 right of way to SR 169.

- D. The Cedar River, extending from SR 169 to the easterly limit of the Urban Growth Area,
- C. That portion of Springbrook Creek beginning from approximately SW 27th Street on the north to SW 31st Street on the south, abutting City-owned wetlands in this area, and for that portion of the west side of the creek in the vicinity of SW 38th Street abutting the City's Wetlands Mitigation Bank shall be designated conservancy (see Figure 5-1 and Appendix A - Springbrook Creek).

5.04 SINGLE-FAMILY RESIDENTIAL SHORELINE ENVIRONMENT OVERLAY DISTRICT<sup>28</sup>

5.04.01 Designation of the Single-Family Residential Overlay

- A. Objective: The objective of the Single-Family Residential Shoreline Overlay District is to accommodate residential development and appurtenant structures that are consistent with this chapter.
- B. Areas to be Designated: The Single-Family Residential Shoreline Overlay District is applied to and characterized by single-family use.
- C. Acceptable Activities and Uses: Single-family residential use, accessory uses, and compatible water-oriented activities are allowed in this overlay district.

5.04.02 Allowed Uses

Allowed uses protect or enhance the existing single-family residential character of the area while sustaining shoreline ecological functions by building bulk, shore setbacks, and promoting visual harmony. New development shall be at a density and scale compatible with existing development and ecological functions and utilize sustainable development practices.

- A. Residential Uses:
  - 1. Single-family residences.
  - 2. Accessory uses customarily incidental and subordinate to single-family use and located upon the same lot occupied by the principal use.
  - 3. Category I and II Group Homes for 6 or less as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
- C. Schools: K-12 educational institution (public or private), existing
- B. Recreational Uses

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<sup>28</sup> WAC 173-26-211(5)(f)

1. Parks, neighborhood as specified in RMC RMC 4-2-060 and 080.
  2. Parks, regional/community, existing as specified in RMC 4-2-060 and 080.
  3. Recreational trails meeting the performance standards of this program.
- D. Local Service Utilities: The necessary local service utilities shall be permitted for approved activities and uses within the Single-Family Residential Overlay District environment subject to the performance standards of this Program and as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
- E. Roads and driveways providing direct access to permitted primary uses are allowed subject to the performance standards of Section 7.15 of this Program.

#### 5.04.03 Conditional Uses

- A. Residential Uses:
1. Adult family home as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
  2. Category II Group Homes for 7 or less as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
  3. Home occupations as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
- B. Recreational Uses
1. Parks, regional/community, new as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
  2. Boat launch ramps, new as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
  3. Marinas, new as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
  4. Public over-water trails as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
  5. Golf courses as a Hearing Examiner Conditional Use as allowed in

the underlying zoning as specified in RMC 4-2-060 and 080.

C. Services:

1. Bed and breakfast house, accessory as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
2. Adult Day Care I as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
3. Adult Day Care II as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.

D. Local Service Utilities: The necessary local service utilities shall be permitted for approved activities and uses within the Single-Family Residential Overlay District environment and shall be constructed underground per City code requirements.

E. Transportation

- 1 Roads and driveways not providing direct access to permitted primary uses as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
2. Seaplane moorage and helipads, accessory to primary use as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.

5.05 MULTI-FAMILY RESIDENTIAL SHORELINE ENVIRONMENT OVERLAY DISTRICT

5.05.01 Designation of the Multi-Family Residential Overlay

- A. Objective: The objective of the Multi-Family Residential Shoreline Overlay District is to accommodate cost-efficient housing, facilitate infill development, encourage use of transit service, and promote the efficient use of urban services and infrastructure that is consistent with this Program.
- B. Areas to be Designated: The Multi-Family Residential Shoreline Overlay District is applied to shorelines if they are zoned for multi-family residential development and characterized by multi-family use.
- C. Acceptable Activities and Uses: Multi-family residential use, accessory uses and compatible water-oriented activities are allowed in this overlay district. Priority is also given to planning for public visual and physical access to water.

5.05.02 Allowed Uses

Allowed uses protect or enhance areas designated for multi-family residential development while sustaining shoreline ecological functions by building bulk, shore setbacks, and promoting visual harmony. New development shall be at a density and scale compatible with existing development and ecological functions and utilize sustainable development practices.

A. Residential Uses:

1. Single and multi-family residences.
2. Accessory uses customarily incidental and subordinate to single- and multi-family use and located upon the same lot occupied by the principal use.
3. Category I and II Group Homes for 6 or less as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.

B. Schools: K-12 educational institution (public or private), existing

C. Recreational Uses

1. Parks, neighborhood as specified in RMC 4-2-060 and 080.
2. Parks, regional/community, existing as specified in RMC 4-2-060 and 080.
3. Recreational trails meeting the performance standards of this program.

D. Local Service Utilities: The necessary local service utilities shall be permitted for approved activities and uses within the Single-Family Residential Overlay District environment subject to the performance standards of this Program and as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.

E. Roads and driveways providing direct access to permitted primary uses are allowed subject to the performance standards of Section 7.15 of this Program.

5.05.03 Conditional Uses

A. Residential Uses:

1. Adult family home as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
2. Category II Group Homes for 7 or less as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
3. Home occupations as an Administrative Conditional Use as allowed

in the underlying zoning as specified in RMC 4-2-060 and 080.

B. Recreational Uses

1. Parks, regional/community, new as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
2. Boat launch ramps, new as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
3. Marinas, new as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
4. Public over-water trails as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
5. Golf courses as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.

C. Services:

1. Bed and breakfast house, accessory as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
2. Adult Day Care I as an Administrative Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.
3. Adult Day Care II as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.

D. Local Service Utilities: The necessary local service utilities shall be permitted for approved activities and uses within the Single-Family Residential Overlay District environment and shall be constructed underground per City code requirements.

E. Transportation: Roads not providing direct access to permitted primary uses as a Hearing Examiner Conditional Use as allowed in the underlying zoning as specified in RMC 4-2-060 and 080.

Performance standards for specific uses are contained in Section 7 of this Program.

5.06 SHORELINE HIGH INTENSITY – LAKE WASHINGTON OVERLAY DISTRICT<sup>29</sup>

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<sup>29</sup> WAC 173-26-211(5)(f)

5.06.01 Designation of the High Intensity – Lake Washington – Overlay District:

Objective: The objective of the High Intensity Overlay on Lake Washington is to ensure opportunities for large-scale office and commercial, employment centers as well as provide arts, entertainment, and recreational opportunities with quality urban residential neighborhoods that recognize the status of the lake as a Shoreline of Statewide Significance. Development of these areas will provide for water-oriented uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. Development will also provide for public use, especially access to and along the water's edge.

5.06.2. Shoreline of Statewide Significance: The shoreline of Lake Washington is designated as a Shoreline of Statewide Significance; therefore, development, redevelopment, and use shall recognize and protect the statewide interest in terms of providing for benefits to the general public in terms of:

1. Preserving and enhancing the natural character and ecological functions of the shoreline to provide long-term public benefits to fish stocks, many of which depend on south Lake Washington for a key phase of their lifecycle.
2. Increasing public access to the shoreline and integrating public access on individual sites with an integrated non-motorized trail system to allow access to persons not living or on near the shoreline.
3. Ensuring that impacts of development are mitigated to ensure the long-term benefits of a productive environment over short-term economic benefits.
4. Providing a variety of recreational opportunities for the public in mixed use development on the shoreline.
5. Providing high standards for design and aesthetics in the shoreline site and building design to address the visual character and quality of the range of public use of the lake and shorelines. Design and review standards shall achieve high-quality landmark developments that are integrated with the natural environment, that provide appropriate transition to areas of less intense development, and integrate building height, bulk, setbacks, landscaping, and signage into a cohesive whole.

5.06.3. Management Policies

- A. High-Intensity Land Uses: The redevelopment of former industrial areas on the Lake Washington shoreline will lead to the creation of a vibrant new lakefront community providing additional housing, shopping, and employment opportunities to the region. Mixed-use projects will take advantage of the amenities of the lake while providing opportunities for water-oriented uses and public access as well as a restored natural environment.
- B. Water-Oriented Activities: Because shorelines suitable for high-intensity

urban uses are a limited resource, development opportunities are largely limited to redevelopment. Existing industrial and commercial uses on the shoreline are not water dependent. It is unlikely that the Renton shoreline will provide opportunities for a commercial port, or other water-oriented industrial uses. Opportunities for water-oriented uses are likely to be oriented to recreation, public enjoyment, and moorage. Emphasis shall be given to development within already developed areas and particularly to water-oriented industrial and commercial uses.

- C. Public Access: In this Master Program, priority is also given to planning for public visual and physical access to water in the High Intensity Urban Overlay District. Identifying needs and planning for the acquisition of urban land for permanent public access to the water is addressed in Public Access regulation in Section 6.06. Public access is one of the primary public benefits necessary to located mixed use development on the shoreline.
- D. Ecological Restoration: Providing for restoration of ecological functions is one of the primary public benefits necessary to located mixed use development on the shoreline. Ecological restoration opportunities are limited in Renton due to the developed nature of much of the shoreline. New development and redevelopment on Lake Washington shall remove and replace shoreline armoring that does not meet standards of this code, restore native vegetation and wetlands, as well as restore the aquatic substrate. Public access may be required to be set back from restored areas with controlled access to the water's edge at locations that are less ecologically sensitive.
- E. Aesthetics: Aesthetic objectives shall be implemented by appropriate development siting, building bulk, architectural standards, screening, landscaping, and maintenance of natural vegetative buffers.

#### 5.06.04 Use Regulations in the Urban High Intensity-Lake Washington Overlay Environment

Land uses allowed in RMC 4-2 are allowed in this overlay district, subject to the preference for water-oriented uses and the limitations and performance standards of Sections 6 and 7. Some uses may not be located adjacent to the water's edge which may be reserved for water-oriented development.

#### 5.06.05 Application Jurisdiction

- A. The Commercial/Office/Residential (COR) zoning designation generally north of May Creek.
- B. The southerly portion of Gene Coulon Park, generally south of and including the over-water walkway, concession areas, parking areas, boat launch areas, and the swimming beach.
- C. The Urban Center North (UC-N) and Industrial zoned areas along the south shoreline of Lake Washington.

#### 5.07 SHORELINE HIGH INTENSITY – CEDAR RIVER, SPRINGBROOK CREEK

## OVERLAY DISTRICT

### 5.07.01 Designation of the High Intensity – Cedar River , Springbrook Creek:

- A. Objective: The objective of the High Intensity Overlay on the Cedar River is to provide opportunities for large-scale office and commercial use, and industrial employment centers consistent with the Comprehensive Plan for specific areas. Development should protect existing ecological functions and restore ecological functions in areas that have been previously degraded.
- B. Areas to be Designated as the High Intensity Overlay: All areas along the Cedar River and Springbrook Creek except areas designated Natural, Conservancy, and Residential, are designated High Intensity.
- C. Acceptable Activities and Uses: The variety of uses allowed by the Renton Development Code shall be allowed in the area, provided that new development and alteration of non-conforming uses shall be subject to the preference for water-oriented uses and provisions for shoreline ecological enhancement and public access. In areas where intervening private parcels do not allow water-oriented use, non-water-oriented development may be allowed.

### 5.07.02 Use Regulations in the High Intensity Environment

Land uses allowed in RMC 4-2 are allowed in this overlay district, subject to the preference for water-oriented uses and the limitations and performance standards of Sections 6 and 7.

## 5.08 SHORELINE HIGH INTENSITY –ISOLATED LANDS– OVERLAY DISTRICT

### 5.08.01 Designation of the High Intensity – Isolated Lands – Overlay District:

- A. Objective: The objective of the High Intensity Overlay – Isolated Lands overlay is to provide appropriate regulations for areas that are within shoreline jurisdiction but are with separate parcels effectively isolated from the water by intervening elements of the built environment, largely consisting of railroads and roads or intervening private parcels. In most cases, these areas function as parallel designations with other designations applied to the area adjacent to the water.
- B. Acceptable Activities and Uses: The shoreline regulations that apply within this overlay are the land use regulations of Title IV, Development Regulations of the Renton Municipal Code, subject to the permit and procedural requirements of this Program. In most cases, the performance standards in Section 7 of this Program to not apply to development or uses in this overlay.

## 5.09. AQUATIC SHORELINE OVERLAY DISTRICT<sup>30</sup>

### 5.09.01 Designation of the Aquatic Overlay District

- A. The objective of the Aquatic designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark.
- B. Areas to be Designated as the Aquatic Overlay: The Aquatic Overlay District is defined as the area waterward of the ordinary high water mark of all streams and rivers, all marine water bodies, and all lakes, constituting shorelines of the state together with their underlying lands and their water column; but do not include associated wetlands and other shorelands shoreward of the ordinary high water mark.
- C. Acceptable Activities and Uses: Water-dependent uses and a limited range of water-oriented uses are allowed in the Aquatic Overlay, subject to provision of shoreline ecological enhancement and public access.

### 5.09.02 Aquatic Shoreline Area Management Policies

Development within Aquatic Areas shall be consistent with the following:

- A. Allowed uses are those within the adjacent upland shoreline overlay.
- B. New over-water structures are allowed only for water-dependent uses, public access, or ecological restoration. The size of new over-water structures shall be limited to the minimum necessary to support the structure's intended use. In order to reduce the impacts of shoreline development and increase effective use of water resources, multiple use of over-water facilities is encouraged.
- C. All developments and uses on navigable waters or their beds shall be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
- D. Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the preferred use objectives of RCW 90.58.020, and then only when their impacts are mitigated as necessary to ensure no net loss of ecological functions.
- E. Shoreline uses and modifications shall be designed and managed to prevent degradation of water quality and alteration of natural conditions.

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<sup>30</sup> WAC 173-26-211(5)(c)

## SECTION 6. GENERAL DEVELOPMENT STANDARDS

### **6.01 APPLICABILITY**

This section shall apply to all use and development activities within the shoreline uses whenever applicable. Items included here will not necessarily be repeated in Section 7, Specific Use Regulations, and shall be used in the evaluation of all permits.

### **6.02 CITY-WIDE PROPERTY DEVELOPMENT STANDARDS**

Renton Municipal Code provisions in Title 4 Development Regulations, Chapter 4 City-wide Property Development Standards (RMC 4.4) contain regulations and standards governing site development of property city-wide, such as parking, landscaping, fencing, and others. These provisions shall apply within shoreline jurisdictions except for provisions relating to administration that are governed by this Program, and provided that additional standards addressing location and design shall prevail.

### **6.03 USE PREFERENCE**

The following delineate the use preferences of the Shoreline Management Act and this Program and apply to all lands under the jurisdiction of the Shoreline Management Act.<sup>31</sup>

1. Single-family residences are given preference for location on shorelines in those limited instances when an alteration of the shorelines is authorized (RCW 90.58.020) and are allowed on all shorelines not subject to a preference for commercial or industrial water-dependent uses. Single-family residences and accessory uses and facilities shall be located, designed, and used in accordance with applicable policies and regulations of this Program.
2. Shoreline uses that are water-dependent or water-related are given preference (RCW 90.58.020). Such uses shall be located, designed, and maintained in a manner that minimizes adverse impacts to shoreline ecological functions. Non-water-oriented development may be allowed, provided that existing water-dependent uses are not displaced and the future supply of sites for water-dependent or water-related uses is not compromised.
3. Restoration of ecological functions shall be allowed on all shorelines and shall be located, designed, and implemented in accordance with applicable policies and regulations of this Program.
4. Shoreline uses and developments shall be located, designed, and managed so that other appropriate uses are neither subjected to substantial or unnecessary adverse impacts, nor deprived of reasonable, lawful use of navigable waters, other publicly owned shorelines, or private property.

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<sup>31</sup> RCW 90.58.020, RCW 90.58.100(2), WAC 176-23-176(3)(a), WAC 176-23-186(8)(b)(i), WAC 176-23-201(2)(d)

## **6.04        ENVIRONMENTAL EFFECTS**

### **6.04.01    No Net Loss of Ecological Functions<sup>32</sup>**

1. Shoreline use and development shall be carried out in a manner that prevents or mitigates adverse impacts so that the resulting ecological condition does not become worse than the current condition. This means ensuring no net loss of ecological functions and processes in all development and use. Permitted uses are designed and conducted to minimize, in so far as practical, any resultant damage to the ecology and environment (RCW 90.58.020). Shoreline ecological functions that shall be protected include, but are not limited to, fish and wildlife habitat, food chain support, and water temperature maintenance. Shoreline processes that shall be protected include, but are not limited to, water flow; littoral drift; erosion and accretion; infiltration; ground water recharge and discharge; sediment delivery, transport, and storage; large woody debris recruitment; organic matter input; nutrient and pathogen removal; and stream channel formation/maintenance.
2. In assessing the potential for net loss of ecological functions or processes, project-specific and cumulative impacts shall be considered.
3. Mitigation Sequencing: An application for any permit or approval shall demonstrate all reasonable efforts have been taken to provide sufficient mitigation such that the activity does not result in net loss of ecological functions. Mitigation shall occur in the following prioritized order:<sup>33</sup>
  - a. Avoiding the adverse impact altogether by not taking a certain action or parts of an action, or moving the action.
  - b. Minimizing adverse impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts.
  - c. Rectifying the adverse impact by repairing, rehabilitating, or restoring the affected environment.
  - d. Reducing or eliminating the adverse impact over time by preservation and maintenance operations during the life of the action.
  - e. Compensating for the adverse impact by replacing, enhancing, or providing similar substitute resources or environments and monitoring the adverse impact and the mitigation project and taking appropriate corrective measures.

### **6.04.02    Burden on Applicant**

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<sup>32</sup> RCW 90.58.020, WAC 176-23-186(8)(b)

<sup>33</sup> WAC 176-23-201(2)(e)

Applicants for permits have the burden of proving that the proposed development is consistent with the criteria set forth in this Program and the Act.

6.04.03 Critical Areas

1. The following critical areas shall be regulated in accordance with the provisions of RMC 4-3-050 Critical Area Regulations, adopted by reference except for the provisions of RMC 4-3-050-N Alternates, Modifications and Variances, Subsections 1 and 3 Variances, and RMC 4-9-250 Variances, Waivers, Modifications and Alternatives. Said provisions shall apply to any use, alteration, or development within shoreline jurisdiction whether or not a shoreline permit or written statement of exemption is required. Unless otherwise stated, no development shall be constructed, located, extended, modified, converted, or altered, or land divided without full compliance with the provision adopted by reference and this Program.<sup>34</sup> Within shoreline jurisdiction, the regulations of RMC 4-3-050 shall be liberally construed together with the Program to give full effect to the objectives and purposes of the provisions of this Program and the Act.<sup>35</sup>
  - a. Aquifer protection areas.
  - b. Areas of special flood hazard.
  - c. Sensitive slopes, twenty-five percent (25%) to forty percent (40%), and protected slopes, forty percent (40%) or greater.
  - d. Landslide hazard areas.
  - e. High erosion hazards.
  - f. High seismic hazards.
  - g. Coal mine hazards.
  - h. Volcanic hazard areas.
  - i. Fish and wildlife habitat conservation areas: Critical habitats.
  - j. Fish and wildlife habitat conservation areas: Streams and Lakes: Classes 2 through 5 only.
  - k. Wetlands, including shoreline-associated wetlands.
2. Regulations for fish and wildlife habitat conservation areas Class 1 Streams and Lakes, pertaining to water bodies designated as shorelines, are contained within the development standards and use standards of this Program, including but not limited to Subsection 8.01 Vegetation Conservation, which establishes

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<sup>34</sup> WAC 173-26-186(d)

<sup>35</sup> RCW 90.58.900

vegetated buffers adjacent to water bodies and specific provisions for use and for shoreline modification.

3. To provide for flexibility in the administration of the ecological protection provisions of this Program, alternative mitigation approaches may be applied for as provided in RMC 4-3-050-N Alternates, Modifications and Variances, Subsection 2. Modifications within shoreline jurisdiction may be approved for those critical areas regulated by that section as a shoreline conditional use where such approaches provide increased protection of shoreline ecological functions and processes over the standard provisions of this Program and are scientifically supported by specific studies performed by qualified professionals.

## **6.05 USE COMPATIBILITY AND AESTHETIC EFFECTS**

6.05.01 Shoreline use and development activities shall be designed and operated to minimize obstructions of the public's visual access to the water and shoreline and not significantly reduce shoreline scenic and aesthetic qualities that are derived from natural features, such as shoreforms and vegetative cover. The potential impact of any of the following on adjacent, nearby, and possibly distant land and shoreline users shall be considered in the design plans and efforts made to avoid or minimize detrimental aspects:

- A. View Obstruction and Visual Quality: The following standards and criteria shall apply to developments and uses within the jurisdiction of this Program:
  1. Where commercial, industrial, mixed use, multi-family and/or multi-lot developments are proposed, primary structures shall provide for reasonable view corridors between buildings.
  2. Buildings shall incorporate architectural features that reduce scale such as setbacks, pitched roofs, offsets, angled facets, and recesses.
  3. Building surfaces on or adjacent to the water shall employ materials that minimize reflected light.
  4. Building mechanical equipment shall be incorporated into building architectural features, such as pitched roofs, to the maximum extent possible. Where mechanical equipment cannot be incorporated into architectural features, a visual screen shall be provided consistent with building exterior materials that obstructs views of such equipment.
  5. Facilities not incorporated into buildings including fences, piers, poles, wires, lights, and other free-standing structures shall be designed to minimize visual prominence.
  6. Stairs and walkways located within shoreline vegetated buffers shall not exceed 4 feet in width; provided that, where ADA requirements apply, such facilities may be increased to 5 feet in width. Stairways shall conform to the existing topography to the extent feasible and minimize impervious surfaces.

7. Any other design standards included in community plans or regulations adopted by the City shall be incorporated.
- B. Community Disturbances: Noise, odors, night lighting, water and land traffic, and other structures and activities shall be considered in the design plans and avoided or mitigated.
- C. Design Theme: Architectural styles, exterior designs, landscaping patterns, and other aspects of the overall design of a site shall be in conformance with urban design and other standards contained in RMC 4-3-100 Urban Design Regulations, and other applicable provisions of RMC Title IV, Development Regulations, as well as specific policies and standards of this Program.
- D. Screening: The standards in RMC 4-4-095 concerning screening of mechanical equipment and outdoor service and storage areas shall apply within shorelines with the additional criteria that the provisions for bringing structures or sites into conformance shall occur for minor alteration or renovation as provided in RMC 4-9-197.

## **6.06 PUBLIC ACCESS**

6.06.01 Physical or visual access to shorelines shall be incorporated in all new development when the development would either generate a demand for one or more forms of such access, would impair existing legal access opportunities or rights, or is required to meet the specific policies and regulations of this Program. All such conditions shall be consistent with all relevant constitutional and other legal limitations on regulation of private property. A coordinated program for public access for specified shoreline reaches is established in the Comprehensive Plan, Shoreline Master Program, Section 4, General Policies, Section 4.04 Public Access, Table 4.04. The provisions of public access, including off-site facilities, are designated in Table 6.06 subject to the policy intent of Section 4.04.

### **6.06.02 Public Access Requirements**

- A. Public access shall be provided for the following development, subject to the criteria in Subsection B.
  1. Water-dependent uses and developments that increase public use of the shorelines and public aquatic lands, or that would impair existing legal access opportunities, or that utilize public harbor lands or aquatic lands, or that are developed with public funding or other public resources.
  2. Non-water-dependent development and uses.
  3. Developments of more than four (4) single-family residential lots or single-family dwelling units, including subdivision, within a proposal or a contiguously owned parcel.
  4. Development of any non-single family development or use.

5. Any use of public aquatic lands, except as related to single-family residential use of the shoreline, including docks accessory to single-family residential use.
  6. Publicly financed or subsidized flood control or shoreline stabilization shall not restrict public access to the shoreline and shall include provisions for new public access to the maximum extent feasible.
  7. Public access provided by shoreline street ends, public utilities, and rights of way shall not be diminished by any public or private development or use (RCW 35.79.035 and RCW 36.87.130).
- B. The requirements for public access may be modified as a Shoreline Conditional Use for any application in which the following criteria are demonstrated to be met. In cases where a Substantial Development Permit is not required, use of this waiver or modification may take place only through a shoreline variance. It is the responsibility of the applicant to demonstrate that such criteria are met. As a condition of waiver or modification of access requirements, contribution to off-site public access shall be required.
1. Unavoidable health or safety hazards to the public exist that cannot be prevented by any practical means.
  2. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions.
  3. The cost of providing the access, or mitigating the impacts of public access, is unreasonably disproportionate to the total long-term cost of the proposed development.
  4. Significant environmental impacts will result from the public access that cannot be mitigated.
  5. Significant undue and unavoidable conflict between any access provisions and the proposed use and/or adjacent uses would occur and cannot be mitigated.
  6. Prior to determining that public access is not required, all reasonable alternatives must be pursued, including but not limited to:
    - a. Regulating access by such means as maintaining a gate and/or limiting hours of use;
    - b. Designing separation of uses and activities (e.g., fences, terracing, use of one-way glazing, hedges, landscaping, etc.); and
    - c. Providing for specific facilities for public visual access, including viewing platforms that may be physically separated from the water's edge, but only if access adjacent to the water is precluded.
- C. Public access shall incorporate the following location and design criteria:

1. Public access on sites where vegetated open space is provided along the shoreline shall consist of a public pedestrian walkway parallel to the ordinary high water mark of the property. The walkway shall be buffered from sensitive ecological features, may be set back from the water's edge, and may provide limited and controlled access to sensitive features and the water's edge where appropriate. Fencing may be provided to control damage to plants and other sensitive ecological features and where appropriate. Trails generally shall be constructed of permeable materials and limited to five (5) feet in width to reduce impacts to ecologically sensitive resources.
  2. Public access on sites or portions of sites not including vegetated open space shall be not less than fifteen (15) percent of the developed area within shoreline jurisdiction or three thousand (3,000) square feet, whichever is greater on developments including non-water-dependent uses. For water-dependent uses, the amount and location may be varied in accordance with the criteria in Subsection 6.04.02. B. Public access facilities shall extend along the entire water frontage, unless such facilities interfere with the functions of water-dependent uses. The minimum width of public access facilities shall be ten (10) feet and shall be constructed of materials consistent with the design of the development provided that facilities addressed in the Renton Trails & Bicycle Master Plan shall be developed in accordance with the standards of that plan.
  3. Public access on over-water structures on public aquatic lands, except for docks serving a single-family residence, shall be provided and may include common use of walkway areas. Moorage facilities serving five (5) or more vessels shall provide a publicly accessible area of at least 10 feet at or near the end of the structure. Public marinas serving 20 or more vessels may restrict access to specific moorage areas for security purposes as long as an area of at least 10 percent of the over-water structure is available for public access and an area of at least 20 square feet is provided at or near the end of the structure. Public access areas may be used in common by other users, but may not include adjacent moorage that obstructs public access to the edge of the water or obstructs views of the water.
  4. Where city trail or transportation plans and development standards specify dimensions that differ from those in this program, the standard that best serves public access, while recognizing constraints of protection and enhancement of ecological functions shall prevail.
- D. A coordinated program for public access for specified shoreline reaches is established in the Comprehensive Plan, Shoreline Master Program, Section 4, General Policies, Section 4.04 Public Access, Table 4.04.
1. The City shall utilize the reach policies for public access as guidance in applying these provisions to individual development sites.
  2. The City shall utilize the reach policies for public access as guidance in planning and implementing public projects.

3. The City shall provide a fund for off-site public access and may assess charges to new development that do not meet all or part of their public access requirements. Such a fund and charges may be part of or coordinated with park impact fees. Off-site public access shall be developed in accordance with the reach policies for public access.

6.06.03 Public Access Development Standards: Public access facilities shall incorporate the following design and other features.

A. Relation to other facilities:

1. Public access shall be located adjacent to other public areas, accesses, and connecting trails, connected to the nearest public street, and include provisions for handicapped and physically impaired persons, where feasible.
2. Where public access is within 400 feet of a public street, on-street public parking shall be provided, where feasible. For private developments required to provide more than 20 parking spaces, public parking may be required in addition to the required parking for the development at a ratio of one (1) space per 1,000 square feet of public access area up to three (3) spaces and at one space per 5,000 square feet of public access area for more than three (3) spaces. Parking for public access shall include the parking spaces nearest to the public access area and may include handicapped parking if the public access area is handicapped accessible.
3. Where public trails are indicated on the City's transportation, park, or other plans, construction of trails shall be on-site within shoreline and non-shoreline areas of a site.
4. Commercial developments that attract a substantial number of persons and developments by government/public entities may be required to provide public restrooms, facilities for disposal of animal waste, and other appropriate public facilities.

B. Design

1. Design of public access shall provide the general public with the maximum opportunity to reach, touch, and enjoy the water's edge and to view the water and the shoreline from adjacent locations and shall be as close horizontally and vertically to the shoreline's edge as feasible, provided that public access does not adversely affect sensitive ecological features or lead to an unmitigated reduction in ecological functions.
2. Design shall minimize intrusions on privacy of adjacent use by avoiding locations adjacent to residential windows and/or outdoor private residential open spaces or by screening or other separation techniques.
3. Design shall provide for the safety of users, including the control of offensive conduct through public visibility of the public access area, or through provisions for oversight.

C. Use and maintenance

1. Required public access sites shall be fully developed and available for public use at the time of occupancy of the use or activity or in accordance with other provisions for guaranteeing installation through a monetary performance assurance.
2. Public access facilities shall be maintained over the life of the use or development. Future actions by successors in interest or other parties shall not diminish the usefulness or value of required public access areas and associated improvements.
3. Public access provisions shall run with the land and be recorded via a legal instrument such as an easement, or as a dedication on the face of a plat or short plat. Such legal instruments shall be recorded prior to the time of building occupancy or plat recordation, whichever comes first.
4. Maintenance of the public access facility shall be the responsibility of the owner unless otherwise accepted by a public or non-profit agency through a formal recorded agreement.
5. Public access facilities shall be available to the public twenty-four (24) hours per day unless specific exceptions are granted through a shoreline permit process incorporating public notice. Changes in access hours proposed after initial permit approval shall be processed as a shoreline conditional use.
6. The standard state-approved logo or other approved signs that indicate the public's right of access and hours of access shall be installed and maintained by the owner. Such signs shall be posted in conspicuous locations at public access sites and at the nearest connection to an off-site public right of way.

6.06.04 All property acquired for public access shall meet constitutional and other criteria for regulation, use, and acquisition of property as provided in Section 6.10.

**Table 6.06 Public Access Requirements by Reach**

<b>SHORELINE REACH</b>	<b>Location</b>	<b>Public Access Objectives</b>
<b>Lake Washington</b>		
<b>Lake Washington Reach A</b>	From Bellevue city limits to Renton city limits	This developed primarily single-family area currently provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but shall be provided if such development occurs consistent with standards of this section.
<b>Lake Washington Reach B</b>	From the city limits to the Seahawks training facility	This is primarily a single-family area with one multi-family development immediately south of the Seahawks Training Center. There is currently no public access. There is a public trail along I-405, but it does not have views of the water. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but shall be provided if such development occurs consistent with standards of this section.
<b>Lake Washington Reach C</b>	From the Seattle Seahawks headquarters and training facility through the former Barbee Mill site.	This reach includes the recently constructed Seattle Seahawks headquarters and training facility to the north and the Barbee Mill subdivision to the south. The Quendall Terminals parcel, between the Seahawks and Barbee Mill sites, is a Superfund site contaminated with coal tar and creosote. There is public access along a portion of the shoreline at the Seahawks site and adjacent to May Creek at the Barbee Mill subdivision. Public harbor lands are along about a third of the subdivision water frontage. The potential for provision of public access from new development will occur after cleanup of the Superfund site with multi-use development, which shall include shoreline access across the entire property, with controlled access to the water's edge, consistent with requirements for vegetation conservation and ecological restoration and provisions for water-dependent use, consistent with standards of this section. Provision of public access from future redevelopment of the Seahawks and Barbee Mill site is possible under the existing zoning, which allows higher intensity use and shall include a continuous public access trail parallel to the shoreline with controlled public access balanced with provisions for ecological restoration, as well as to

		shared or commercial docks, consistent with standards of this section.
<b>Lake Washington Reach D</b>	From May Creek to Mountain View Avenue	This reach is a single-family area with no public access except Kennydale Park. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but shall be pursued if such development occurs consistent with standards of this section.
<b>Lake Washington Reach E</b>	From Mountain View Avenue to Gene Coulon Park	This reach is a single-family area with no existing public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but shall be provided if such development occurs consistent with standards of this section.
<b>Lake Washington Reach F</b>	The less developed northerly portion of Gene Coulon Park	Public access is currently provided by a trail system through the park and a variety of primarily passive recreational facilities, a fishing pier and a moorage dock. Public access is one element of park functions that should be continued and incorporated in future plans and balanced with goals for recreation and improving ecologic functions.
<b>Lake Washington Reach G</b>	The more developed southerly portion of Gene Coulon Park	Public access is currently provided by a trail system through the park together with a variety of passive and active recreational facilities, a boat launch, over-water facilities, and concession facilities. Public access is one element of park functions that should be continued as well as incorporated in future plans and balanced with goals for recreation and improving ecologic functions.
<b>Lake Washington Reach H</b>	Southport mixed-use development	Public access is currently provided along the waterfront and should continue in the future as part of multi-use development of the balance of the property consistent with standards of this section. Development should include supporting water-oriented uses and amenities such as seating and landscaping.
<b>Lake Washington Reach I</b>	Boeing Plant and to the Cedar River	This reach is about one-third public harbor lands at the water's edge and two-thirds is the Boeing Company site. Inland ownership is entirely the Renton Boeing Plant. Public access in this area includes the Cedar River Boathouse located on pilings in Lake Washington and accessed from the west from the Cedar River Trail. The boathouse includes a public fishing area and provides canoe and kayak rentals, classes, and guided trips. There is currently no public access on public lands. In the future, if the Boeing site is redeveloped public access should be provided parallel to the shoreline along the entire property,

		consistent with standards of this section, together with goals for ecological restoration and water-dependent and water-oriented use.
<b>Lake Washington Reach J</b>	Renton Municipal Airport	Public access to the Lake Waterfront is provided from the lawn area of the Will Rogers, Wiley Post Park and should be maintained. If the airport is reconfigured or redeveloped in the future, public access on the shoreline should be one element together with goals for ecological restoration and water-oriented use.
<b>Lake Washington Reach K</b>	From the Renton Municipal Airport to the Seattle city limits	This reach is predominantly single-family area with no existing public access. Public visual access is provided from Rainier Avenue. The potential for public access from single-family development is low because further subdivision is not likely but shall be provided consistent with standards of this section if such development occurs. If redevelopment of non-single-family use occurs, public access shall consist of a public pedestrian walkway parallel to the shoreline along the entire property frontage with controlled access to the water's edge, consistent with standards of this section and requirements for vegetation conservation and ecological restoration.
<b>May Creek</b>		
<b>May Creek A</b>	From the mouth of the creek to Lake Washington Blvd.	This reach is bounded by open space dedicated as part of a subdivision and includes public access provided by a trail along the creek. If additional development occurs adjacent to the streamside, open space standards for vegetation conservation and public access shall be met consistent with standards of this section.
<b>May Creek B</b>	From Lake Washington Blvd to I-405	There is currently no public access in this reach. At the time of re-development, public access should be provided consistent with standards of this section from a trail parallel to the water along the entire property with controlled public access to the water consistent with standards of this section, and goals of preservation and enhancement of ecological functions.
<b>May Creek C</b>	From I-405 to NE 36th Street	This reach includes discontinuous public ownership with some private ownership. At the time of development of private lands, public access should be provided consistent with standards of this section from a trail parallel to the water consistent with trails on public land. All trail development should be set back from the water's edge with controlled public access to the water and consistent with standards of this section and goals of

		preservation and enhancement of ecological functions. .
<b>May Creek D</b>	From NE 36 <sup>th</sup> Street to the city limits	This reach is largely King County May Creek Park. Public access is informal and discontinuous. There are some private inholdings along the creek. At the time of development of private lands, public access should be provided consistent with standards of this section from a trail parallel to the water consistent with trails on public land. All trail development should be set back from the water's edge with controlled public access to the water and consistent with standards of this section, and goals of preservation and enhancement of ecological functions.
<b>Cedar River</b>		
<b>Cedar River A</b>	Mouth to Logan Avenue	A public trail is provided on the east side of the river in the Cedar River Park. No public access is provided on the west side of the river adjacent to the municipal airport. Public physical access from a trail parallel to the water should be provided if the Renton Municipal Airport redevelops in the future, balanced with goals of ecological restoration.
<b>Cedar River B</b>	Logan Avenue to I-405 bridges	A public trail is provided on the north side of the river and a variety of public access is provided on the south side, including small city parks. Public access should generally be provided within the corridor of public lands adjacent to the river; however, adjacent private parcels not separated by public streets should provide active open space and other facilities to provide gathering places to enjoy the shoreline environment, together with water-oriented uses. Revisions to the existing trail to relocate further from the water's edge to allow revegetation should be considered in the future as part of public park and river maintenance plans.
<b>Cedar River C</b>	I-405 to the SR 169 e	A public trail is provided on the former Milwaukee railroad. Public access is provided at a public park on the north side immediately east of I-405. Public physical access from a trail parallel to the water should be provided as private lands on the north side of the river redevelop, integrated with vegetation conservation, and with controlled public access to the water's edge, balanced with goals of enhancement of ecological functions. The single-family residential area on the north side of the river provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single-family use is not likely but should be pursued if such

		development occurs.
<b>Cedar River D</b>	SR 169 to UGA boundary	A public trail is provided on the former Milwaukee railroad. It is generally at a distance from the water's edge. Most of this reach is under public ownership or dedicated open space. The primary goal for management of this reach should be ecological enhancement. Additional public access to the water's edge may be provided if consistent with ecological functions. The small residential area at the east end of the UGA provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single-family use is not likely but should be pursued if such development occurs.
<b>Green River Reach A</b>	The Green/Black River below the pump station	The area west of Monster Road provides no public access. Public physical access from a trail parallel to the water should be provided as private lands redevelop.
<b>Black River / Springbrook Creek</b>		
<b>Black/Springbrook A</b>	From the pump station to Grady Way	Interpretive trails are present in the Black River Forest. Expansion of public access should occur only if consistent with ecological functions. A trail system is present on the west side of the stream adjacent to the sewage treatment plant and should be retained and possibly enhanced.
<b>Springbrook B</b>	From Grady Way to SW 16th Street	A trail system is present on WSDOT right of way and crosses under I-405. Enhancement should be implemented as part of future highway improvements or other public agency actions.
<b>Springbrook C</b>	From SW 16th Street to SW 19th Street	A public trail parallel to the stream was developed as part of the Boeing Longacres Office Park and extends from SW 16th Street under Oaksdale Avenue and terminates at the alignment of 19th Street at the parking lot of a pre-existing industrial building. If future development occurs in this area, a continuous trail system connecting to the continuous system to the south should be planned, consistent with protection of ecological values of

		wetlands and streamside vegetation.
<b>Springbrook D</b>	From SW 19th Street to City Limits	There is no trail system along the stream from SW 19th Street to the approximate alignment of SE 23rd Street. A continuous trail system is provided from 23rd Street to the city limits including portions through the Springbrook Wetland Mitigation Bank. If future development occurs in the area of the missing trail link, a trail system connecting to the continuous system to the south should be planned, consistent with protection of ecological values of wetlands and streamside vegetation buffers.
<b>Lake Desire</b>		A trail system is present in public open space in parks around the lake but there is no trail system adjacent to the lake.
<b>Lake Desire A</b>	17408 West Lake Desire Dr. SE to 18228 West Lake Desire Dr. SE	Public access is provided by a WDFW boat launch; if altered in the future, public access other than boating facilities should include a viewing area. Existing single-family residential development provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs consistent with standards of this section.
<b>Lake Desire A</b>	17408 West lake Desire Dr. SE to the Natural Area at the south end of the Lake	Existing single-family residential development provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs consistent with standards of this section.
<b>Lake Desire A</b>	Natural Area at the south end of the Lake	There is currently no formal public access to the water at the Natural Area. Interpretive access should be implemented consistent with standards of this section and goals for preservation and restoration of ecological values.
<b>Lake Desire A</b>	From the Natural Area to 17346 West Lake Desire Dr. SE	Existing single-family residential development provides no public access. The potential for provision of public access from new development is low because further subdivision and non-single family use is not likely but should be pursued if such development occurs consistent with standards of this section.

## **6.07      FACILITY ARRANGEMENT - SHORELINE ORIENTATION**

6.07.01      General: Shoreline developments shall locate the water-dependent, water-related, and water-enjoyment portions of their developments along the shoreline and place all other facilities inland to the extent feasible. Development and use shall be designed in a manner that directs land alteration to the least sensitive portions of the site to maximize vegetation conservation; minimize impervious surfaces and runoff; protect riparian, nearshore and wetland habitats; protect wildlife and habitats; protect archaeological, historic and cultural resources; and preserve aesthetic values.

### **6.07.02      Design and Performance Standards**

- A.      Development and use shall be designed in a manner that directs land alteration to the least sensitive portions of the site.
  - 1.      Where appropriate, new development shall use clustering to minimize adverse impacts on shoreline ecological functions.
  - 2.      An assessment of the existing ecological functions provided by topographic, physical, and vegetation characteristics of the site shall accompany development proposals, provided that proposals for single-family residences shall be exempt from this requirement. Such assessments shall include the following general information:
    - a.      Impacts of the proposed use/development on ecological functions with clear designation of existing and proposed routes for water flow, wildlife movement, and other features.
    - b.      Infrastructure requirements such as parking, services, lighting and other features, together with the effects of those infrastructure improvements on shoreline ecological functions.
- B.      Development shall minimize site alteration in sites with substantial unaltered natural features:
  - 1.      Vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading, and alteration of topography and natural features.
  - 2.      Impervious surfacing for parking lot/space areas shall be minimized through the use of under-building parking or permeable surfaces where feasible.
  - 3.      Utilities shall share roadway and driveway corridors and rights of ways wherever feasible.
  - 4.      Development shall be located and designed to avoid the need for structural shoreline stabilization over the life of the development. Exceptions may be made for the limited instances where stabilization is necessary to protect allowed uses, particularly water-dependent uses,

where no alternative locations are available and no net loss of ecological functions will result.

- C. Accessory development or use that does not require a shoreline location shall be located outside of shoreline jurisdiction unless such development is required to serve approved water-oriented uses and/or developments. When sited within shoreline jurisdiction, uses and/or developments such as parking, service buildings or areas, access roads, utilities, signs and storage of materials shall be located inland away from the land/water interface and landward of water-oriented developments and/or other approved uses.
- D. Shoreline uses shall not deprive other uses of reasonable access to navigable waters. Water-related recreation shall be preserved and enhanced. The rights of treaty tribes to resources within their usual and accustomed areas shall be accommodated.

## **6.08 ARCHAEOLOGICAL, HISTORIC, AND CULTURAL RESOURCES**

### **6.08.1 Principles.**

Cultural, scientific, or educational resources are recognized as limited and in many cases are irreplaceable. All development and use must ensure that archaeological, architectural, and other features of cultural value are identified by and appropriately conserved as part of any development.

### **6.08.1 Regulations.**

- A. The City will work with tribal, state, federal, and other local governments as appropriate to identify significant local historic, cultural, and archaeological sites in observance of applicable state and federal laws protecting such information from general public disclosure. Detailed cultural assessments may be required in areas with undocumented resources based on the probability of the presence of cultural resources.
- B. Owners of property containing identified or probable historic, cultural, or archaeological sites are encouraged to coordinate well in advance of application for development to assure that appropriate agencies such as the Washington State Department of Archaeology and Historic Preservation, affected tribes, and historic preservation groups have ample time to assess the site and identify the potential for cultural resources.
- C. Upon receipt of application for a development in an area of known or probable cultural resources, the City shall require a site assessment by a qualified professional archaeologist or historic preservation professional and ensure review by qualified parties including the Washington State Department of Archaeology and Historic Preservation, affected tribes, and historic preservation groups.
- D. If historic, cultural, or archaeological sites or artifacts are discovered in the process of development, work on that portion of the site shall be stopped immediately, the site secured, and the find reported as soon as possible to the

reviewing official. Upon notification of such find, the property owner shall notify the Washington State Department of Archaeology and Historic Preservation and affected tribes. The reviewing official shall provide for a site investigation by a qualified professional and may provide for avoidance, or conservation of the resources, in coordination with appropriate agencies.

- E. Land owners are encouraged to provide access to qualified professionals and the general public if appropriate for the purpose of public education related to a find.

## 6.09 STANDARDS FOR DENSITY SETBACKS AND HEIGHT

### 6.09.01 Purpose

Standards for density, setbacks, height, and other provisions are designed to ensure no net loss of shoreline ecological functions and preserve the existing character of the shoreline or avoid cumulative and ongoing adverse impacts, or enhance and restore ecological functions consistent with the purpose of the Shoreline Area Designation.

### 6.09.02 Regulations

- A. Table 6.09 Bulk Regulations: This table establishes the minimum required dimensional requirements for development including all structures and substantial alteration of natural topography. Additional standards may be established in Section 7, Shoreline Use Policies and Regulations and Section 8, Shoreline Modification.
- B. Table 6.09 replaces the standards of RMC 4-2-120A for those specific standards enumerated. All other standards of the City Comprehensive Plan, development regulations, critical areas regulations, flood control regulations, subdivision regulations, health regulations, and other adopted regulatory provisions apply within shoreline jurisdiction. In the event the provisions of this Program conflict with provisions of other county regulations, the more restrictive shall prevail.
- C. Measurement
  - 1. Horizontal measurement shall be measured outward on a plane and in the direction that results in the greatest dimension from property lines, or from other features specified.
  - 2. Height is measured from average grade level (the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure) to the highest point of a structure provided that television antennas, chimneys, and similar appurtenances shall not be used in calculating height; provided further, that temporary construction equipment and poles and towers supporting electrical distribution and transmission communication lines and similar utilities towers are not subject to height limits but shall not be higher than necessary to achieve the intended purpose.

- D. The following development activities are not subject to buffers and setbacks, provided that they are constructed and maintained in a manner that minimizes adverse impacts on shoreline ecological functions, and provided further that they comply with all the applicable regulations in RMC Chapter 4:
1. Those portions of approved water-oriented development that require a location waterward of the ordinary high water mark of streams, rivers, lakes, ponds, marine shorelines, associated wetlands, and/or within their associated buffers.
  2. Underground utilities.
  3. Modifications to existing development that are necessary to comply with environmental requirements of any agency, when otherwise consistent with this Program, provided that the reviewing official determines that:
    - a. The facility cannot meet the dimensional standard and accomplish the purpose for which it is intended;
    - b. The facility is located, designed, and constructed to meet specified dimensional standards to the maximum extent feasible; and
    - c. The modification is in conformance with the provisions for non-conforming development and uses.
  4. Roads, railways, and other essential public facilities that must cross shorelines and are necessary to access approved water-dependent development subject to development standards in Section 7.
  5. Stairs and walkways not greater than 5 feet in width nor 18 inches in height above grade, except for railings.
  6. An essential public facility or public utility where the reviewing official determines that:
    - a. The facility cannot meet the dimensional standard and accomplish the purpose for which it is intended; and
    - b. The facility is located, designed, and constructed to meet specified dimensional standards to the maximum extent feasible.
  7. Shared moorages shall not be subject to sideyard setbacks when located on or adjacent to a property line shared in common by the project proponents and where appropriate easements or other legal instruments have been executed providing for ingress and egress to the facility.

#### 6.10 PRIVATE PROPERTY RIGHTS

Regulation of private property to implement Program goals such as public access and protection of ecological functions must be consistent with all relevant constitutional and other legal limitations. These include, but are not limited to, civil rights guaranteed by the United States and state constitutions, recent federal and state case law, and state statutes, such as RCW 34.05.328, 43.21C.060, and 82.02.

**Table 6.09 Shoreline Bulk Standards**

<b>Standard</b>	<b>Natural</b>	<b>Urban Conservancy</b>	<b>Shoreline Single Family</b>	<b>Shoreline Multi- Family</b>	<b>High Intensity Lake WA</b>	<b>High Intensity Cedar River and Springbrook Creek</b>	<b>High Intensity Isolated</b>	<b>Aquatic</b>
<b>Standard</b>								
<b>Setbacks and Buffers</b>								
<b>Building Setback from Ordinary High Water Mark (OHWM)</b>								
<b>Water Dependent Use</b>	100	100	None(1)	None(1)	None(1)	None(1)	None(1)	None(1)
<b>Water Oriented Use</b>	100	100	100 or (2)	100 or (3)	100 or (3)	100 or (3)	100 or (3)	100 or (3)
<b>Non-Water Oriented Use</b>	100	100	100 or (2)	100 or (4)	100 or (4)	100 or (4)	100 or (4)	100 or (4)
<b>Vegetation Conservation Buffer</b>	100	100 or (3)(4)	100 or (2)	100 or (3)(4)	100 or (3)(4)	100 or (3)(4)	100 or (3)(4)	100 or (3)(4)
<b>Building Height</b>								
<b>Distance from OHWM</b>								
<b>0 to 100 feet</b>	NA	NA	2 stories/ 30 feet (5)	2 stories/ 30 feet (5)	35 feet (7)(8)	35 feet (7)(9)	(11)	35 feet (7)
<b>100 feet to end of Shoreline</b>	15 feet	2 stories/ 30 feet(5)	2 stories/ 30 feet (5)	35 feet (6)	35 feet (8)	35 feet (9) (10)	(11)	NA
<b>Accessory Building</b>	15 feet	15 feet	15 feet	15 feet	NA	NA	NA	NA
<b>Impervious Area within 100 feet of OHWM</b>	NA	5%	5%/50% (12)	5%/50%	5%/75%	(14)	(16)	NA

Standard	Natural	Urban Conservancy	Shoreline Single Family	Shoreline Multi- Family	High Intensity Lake WA	High Intensity Cedar River and Springbrook Creek	High Intensity Isolated	Aquatic
				(12)	(13)(14)			
<b>Maximum Lot Coverage for Buildings within 100 feet of OHWM</b>	(15) 5%	(15) 10%.	(15) 25%	(15) 25%	(15)	(15)	(16)	NA
<b>Maximum Lot Coverage for Buildings more than 100 feet of OHWM</b>	5%	15%.	35%	50%	(16)	(16)	(16)	NA
<b>SETBACKS</b>								
<b>Front Yard, Side Yard, Rear Yard</b>	Governed by RMC 4-2 except in cases where specific shoreline performance standards provide otherwise							

- (1) Setback shall be the maximum determined by the specific needs of the Water Dependent Use and shall not apply as a structure housing any other use.
- (2) Building setback and buffer may be based on lot depth as provided in Section 8.01.C.
- (3) Water-oriented uses may be established closer to OHWM only in cases where the Vegetation Management Buffer is varied in accordance with Section 8.01 and shall be no closer than 50 feet.
- (4) Non-water-oriented uses may be established closer to OHWM only in cases where the Vegetation Management Buffer is varied in accordance with Section 8.01 and shall be no closer than 75 feet.
- (5) 2 stories and 30 ft. for standard roof, 2 stories and 35 ft. for roofs having a pitch greater than 3/12.
- (6) Additional height up to that established in RMC 4-2 may be allowed for a mixed use development.
- (7) Additional height may be allowed if essential to the function of a water-dependent use.

- (8) Height up to that established in RMC 4-2 may be allowed subject to a transition for height greater than 35 feet equal to a slope of 1 horizontal to 2 vertical from the point 100 feet from OHWM to the point at which maximum height is reached, provided that if the Vegetation Management Buffer is varied to be less than 100 feet, the transition may occur at the edge of the buffer, and provided no additional floor area is allowed by additional height in the area within 100 feet from OHWM compared to that allowed by a 35-foot height.
- (9) Height up to that established in RMC 4-2 may be allowed in the following Cedar River Reaches:
- Cedar River Reach A – Additional height may be allowed in the Renton Municipal Airport for any structure for which additional height is essential for airport operation and there is no feasible location outside the shoreline.
- Cedar River Reach B – Additional height may be allowed for mixed use containing water-oriented use, provided a transition is provided equal to a slope of 1 vertical to 1 horizontal from the elevation of the OHWM.
- Cedar River Reach C – Additional height may be allowed for mixed use containing water-oriented use, provided a transition is provided equal to a slope of 1 vertical to 1 horizontal from a height of 35 feet from the building closest to the OHWM, provided that if the Vegetation Management Buffer is varied to be less than 100 feet, the transition may occur at the edge of the buffer and the transition slope provided within 100 feet of OHWM shall be at a maximum slope of 1 vertical to 2 horizontal, and provided no additional floor area is allowed by additional height in the area within 100 feet from OHWM compared to that allowed by a 35-foot height.
- Cedar River Reach D – No additional height may be allowed.
- (10) Height up to that established in RMC 4-2 may be allowed in the following Green River/Springbrook Creek Reaches:
- Green River A - Additional height may be allowed for mixed use containing water-oriented use, provided a transition is provided equal to a slope of 1 vertical to 1 horizontal from a height of 35 feet from the building closest to the OHWM, provided that if the Vegetation Management Buffer is varied to be less than 100 feet, the transition may occur at the edge of the vegetated buffer and the transition slope provided within 100 feet of OHWM shall be at a maximum slope of 1 vertical to 2 horizontal, and provided no additional floor area is allowed by additional height in the area within 100 feet from OHWM compared to that allowed by a 35-foot height.
- Springbrook Creek Reaches B through D - Additional height may be allowed, provided a transition is provided equal to a slope of 2 vertical to 1 horizontal from the elevation of the OHWM and provided no additional floor area is allowed by additional height in the area within 100 feet from the OHWM compared to that allowed by a 35-foot height.

- (11) Height is governed by the underlying standards in RMC 4-2, provided that if property is separated by an intervening parcel in separate ownership and the distance from OHWM is less than 100 feet, the height adjacent to the intervening parcel is limited to an increase over the maximum allowed use of the intervening parcel at a slope of 1 vertical to 1 horizontal.
- (12) Up to 5% impervious surface is allowed in Vegetation Conservation Area Buffers for access to the shoreline, or a pathway up to 6 feet wide, whichever is greater, provided that in cases where the depth of the Vegetation Management Buffer is varied in accordance with Section 8.01 that portion of the first 100 feet from OHWM upon which development is located may be permitted a maximum of 50 % impervious surface.
- (13) Up to 5% impervious surface is allowed in Vegetation Conservation Area Buffers for access to the shoreline, or a pathway up to 6 feet wide, whichever is greater, provided that in cases where the depth of the Vegetation Management Buffer is varied in accordance with Section 8.01 that portion of the first 100 feet from OHWM upon which development is located may be permitted a maximum of 75% impervious surface.
- (14) Up to 5% impervious surface is allowed in Vegetation Conservation Area buffers for access to the shoreline, or a pathway up to 6 feet wide, whichever is greater, provided that in cases where the depth of the Vegetation Management Buffer is varied in accordance with Section 8.01 that portion of the first 100 feet from OHWM upon which development is located may be permitted the following impervious surfaces:
- Cedar River Reach A – No limit is provided for the Renton Municipal Airport. Future redevelopment of the site may be allowed up to 50% impervious surface
  - Cedar River Reach B – No limit to impervious surface
  - Cedar River Reach C – Up to 50% impervious surface
  - Cedar River Reach D – No more than 5% impervious surface
- (15) No building coverage is allowed in Vegetation Conservation Area buffers except if the depth is varied in accordance with Section 8.01 that portion of the first 100 feet from OHWM upon which development is located may be permitted the following coverage:
- Lake Washington – Up to 50% building coverage
  - Cedar River Reach A – Up to 20% for the Renton Municipal Airport. Future redevelopment of the site may be allowed up to 50 percent building coverage
  - Cedar River Reach B – No limit on building coverage
  - Cedar River Reach C – Up to 50% building coverage

Cedar River Reach D – No more than 5% building coverage

Green River A – Up to 50% building coverage

Springbrook Creek Reach A – No more than 5% building coverage

Springbrook Creek Reaches B through D - Up to 50% building coverage

(16) Governed by RMC 4-2 Development Standards

## **SECTION 7. SPECIFIC USE REGULATIONS**

Note – in future drafts this section will be renumbered

### **7.01 AQUACULTURE**

Aquaculture is a water-dependent use and, when consistent with control of pollution and prevention of damage to the environment, and preservation of resident native species habitat, is a preferred use of the shoreline.<sup>36</sup>

#### **7.01.01 Regulations**

- A. Aquaculture operations may be located on streams and rivers, EXCEPT in Natural and Conservancy environments, and along urban areas developed with residential uses.
- B. Aquaculture shall not be permitted in areas where it would result in a net loss of ecological functions and shall be designed and located so as not to spread disease to native aquatic life, or establish new non-native species which cause significant ecological impacts.
- C. Aquaculture facilities shall not significantly impact the aesthetic qualities of the shoreline.
- D. All structures over or in the water shall meet the following restrictions:
  - 1. They shall be securely fastened to the shore.
  - 2. They shall be designed for a minimum of interference with the natural systems of the waterway including, for example, water flow and quality, fish circulation, and aquatic plant life.
  - 3. They should not prohibit or restrict other human uses of the water, such as swimming and/or boating.
  - 4. They shall be set back appropriate distances from other shoreline uses, if potential conflicts exist.

### **7.02 BOAT-LAUNCHING RAMPS**

Public boat launching ramps are a means to expand public recreation use of the water and therefore are a preferred use under the Shoreline Management Act.

#### **7.02.01 Site Appropriateness and Characteristics**

- A. The provision of boat launching ramps on Lake Washington should be coordinated among jurisdictions to assure adequate facilities for the regional community of users.
- B. Choice of sites for boat launching ramps shall ensure no net loss of ecological functions through assessment of the shoreline conditions and impacts of alteration of those conditions, as well as the disturbance resulting from the volume of boat users.

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<sup>36</sup> WAC 173-26-241(3)(b)

- C. Launch ramps location shall consider impacts on adjacent uses including:
1. Traffic generation and the adequacy of public streets to service.
  2. Impacts on adjacent uses, including noise, light, and glare.
  3. Hours of operation may be restricted to assure compatibility.
  4. Potential impacts on aquatic habitat, including impacts of disturbance by boats using the facility.
- D. Water and Shore Characteristics
1. Water depth shall be deep enough off the shore to allow use by boats without maintenance dredging.
  2. Water currents and movement and normal wave action shall be suitable for ramp activity.
- E. Topography: The proposed area shall not present major geological or topographical obstacles to construction or operation of the ramp. Site adaptation such as dredging shall be minimized.
- F. The ramp shall be designed so as to allow for ease of access to the water with minimal impact on the shoreline and water surface.
- G. Surface Materials: The surface of the ramp may be concrete, precast concrete, or other hard permanent substance. Loose materials, such as gravel or cinders, will not be used. The material chosen shall be appropriate considering the following conditions:
1. Soil characteristics
  2. Erosion
  3. Water currents
  4. Waterfront conditions
  5. Usage of the ramp
  6. Durability
  7. Avoidance of -contamination of the water.
- H. Shore Facilities
- A. Adequate on-shore parking and maneuvering areas shall be provided.
  - B. Engineering design and site location approval shall be obtained from the appropriate City department.

### **7.03 COMMERCIAL DEVELOPMENTS**

The basic policies for commercial use in Renton are established by the Comprehensive Plan. Shoreline commercial use has the potential to positively support policies for water-oriented use of the shoreline, as well as increasing public access and recreational enjoyment of the shoreline.

#### **7.03.01 Regulations**

- A. New commercial developments are encouraged on the shoreline where consistent with the Comprehensive Plan goals and the priorities in this Program for water-oriented use, mixed use, and public access.
- B. New commercial developments on Lake Washington are subject to the following preferences and priorities:<sup>37</sup>
  - 1. Water-dependent commercial uses shall be given preference over water-related and water-enjoyment commercial uses. Prior to approval of water-dependent uses, the reviewing official shall review a proposal for design, layout, and operation of the use and shall make specific findings that the use qualifies as a water-dependent use. Mixed use development that incorporates water-dependent use within 100 feet of the OHWM may not include non-water-oriented uses at the ground level.
  - 2. Water-related commercial uses may not be approved if they displace existing water-dependent uses. Prior to approval of a water-related commercial use, review of the design, layout, and operation of the use shall confirm that the use has a functional requirement for a waterfront location, or the use provides a necessary service supportive of the water-dependent uses, and/or the proximity of the use to its customers makes its services less expensive and/or more convenient. Mixed use development within 100 feet of the OHWM that incorporates water-dependent use may not include non-water-oriented uses at the ground level. Allowed water-related commercial uses shall be evaluated in terms of whether the use facilitates a state-wide interest, including increasing public access and public recreational opportunities in the shoreline.
  - 3. Water-enjoyment commercial uses may not be approved if they displace existing water-dependent or water-related uses or if they occupy space designated for water-dependent or water-related use identified in a substantial development permit or other approval. Prior to approval of water-enjoyment uses, review of the design, layout, and operation of the use shall confirm that the public's ability to enjoy the physical and aesthetic qualities of the shoreline is a primary characteristic of the use. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment for a substantial number of people. Mixed use development within 100 feet of the OHWM that incorporates water-enjoyment use may not include non-water-oriented uses

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<sup>37</sup> WAC 173-26-241(3)(d)

at the ground level. Allowed water-enjoyment commercial uses shall be evaluated in terms of whether the use facilitates a state-wide interest, including increasing public access and public recreational opportunities in the shoreline.

4. Non-water-oriented commercial uses may be permitted where:
  - a. Located on a site physically separated from the shoreline by another private property in separate ownership or a public right-of-way such that access for water-oriented use is precluded, provided that such conditions were lawfully established prior to the effective date of this Program.
  - b. Proposed on a site where navigability is severely limited.
  - c. All non-water-oriented commercial uses are prohibited in shoreline jurisdiction water's edge unless the use provides significant public benefit with respect to the objectives of the Act by:
    - i. Restoration of ecological functions both in aquatic and upland environments that shall vary by the specific reach as specified in Section 8.01 and in accordance with the Restoration Element of this plan and other plans and policies including the WRIA 8 and 9 Salmon Restoration Plans.
    - ii. The balance of the water frontage not devoted to ecological restoration and associated buffers shall be provided as public access.

B. New commercial developments on other shorelines are subject to the following preferences and priorities:

1. Water-dependent commercial uses shall be given preference over water-related and water-enjoyment commercial uses. The primary water-dependent use potential on shoreline streams is recreational. Design layout and operation of all uses shall preserve the potential for recreational use of the shoreline to the maximum extent feasible.
2. Water-related commercial uses are the next priority for shoreline location and may not be approved if they displace existing water-dependent uses. If water-dependent uses are placed on the first floor of a multi-use development, non-water-oriented development may be placed on upper floors.
3. Water-enjoyment commercial uses are the next priority for shoreline location. They may not be approved if they displace existing water-dependent or water-related uses. Prior to approval of water-enjoyment uses, review of the design, layout, and operation of the use shall confirm that the public's ability to enjoy the physical and aesthetic qualities of the shoreline is a primary characteristic of the use. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use

that fosters shoreline enjoyment for a substantial number of people.

4. Non-water-oriented commercial uses may be permitted where located on a site physically separated from the shoreline by another property in separate ownership or a public right-of-way such that access for water-oriented use is precluded, provided that such conditions were lawfully established prior to the effective date of this Program. All other non-water-oriented commercial uses are prohibited in the shoreline unless the use provides significant public benefit with respect to the objectives of the Act and is part of a mixed-use project that includes water-dependent uses and/or provides a significant public benefit with respect to the Shoreline Management Act's objectives such as providing public access and ecological restoration.
- C. When permitted, commercial uses shall provide ecological restoration and/or public access:
1. Water-dependent commercial uses located on or adjacent to the water shall provide public access in a manner that will not interfere with the water-dependent aspects of the use. The portion of a site not required for water-oriented use may include mixed use, ecological restoration, and public access. All uses shall provide public access in accordance with Section 6.06.
  2. When permitted, non-water-dependent commercial uses shall provide ecological restoration and/or public access as follows:
    - a. Restoration of ecological functions both in aquatic and upland environments shall vary by the specific reach as specified in Section 8.01 and in accordance with the Restoration Element of this plan and other plans and policies including the WRIA 8 and 9 Salmon Restoration Plans.
    - b. The balance of the water frontage not devoted to ecological restoration and associated buffers shall be provided as public access.
- D. Over-water structures are allowed only for those portions of water-dependent commercial uses that require over-water facilities or for public recreation and public access facilities. Non-water-dependent commercial uses shall not be allowed over water except in limited instances where they are appurtenant to and necessary in support of water-dependent uses.
- E. Setbacks for non-water-dependent commercial buildings shall provide for public access adjacent to the water and shall be located no closer than one hundred (100) feet from the ordinary high water mark; provided this requirement may be reduced through the conditional use process for specific designs that improve the overall quality of public access to and along the water's edge in accordance with Section 8.01.
- F. All new or expanded commercial developments shall take into consideration the scenic and aesthetic qualities of the shoreline through:
1. No permit may be issued for any new or expanded building or structure of more than 35 feet above average grade level on shorelines that will obstruct

the view of a substantial number of residences on areas adjoining such shorelines, except where this Program does not prohibit such development and only when overriding considerations of the public interest will be served. Locations where height may exceed this limit are specified in Table 6.09.

2. All new or expanded commercial development adjacent to residential use and public parks shall provide setbacks from adjacent properties of adequate width to attenuate proximity impacts such as noise, light and glare, and may address scale and aesthetic impacts. Fencing or landscape areas may be required to provide a visual screen.
3. Display and other exterior lighting shall be designed and operated so as to prevent glare, to avoid illuminating nearby properties used for non-commercial purposes as to not unreasonably infringe on the use and enjoyment of such property and to prevent hazards for public traffic. Methods of controlling spillover light include, but are not limited to, limits on height of structure, limits on light levels of fixtures, light shields, and screening.

#### **7.04 INDUSTRIAL DEVELOPMENT**

Existing industrial development on Shorelines in Renton is designated in the Comprehensive Plan for future mixed use at such time as industrial use ceases. There are currently no water-dependent industrial uses. The Renton shoreline does not have sites particularly suitable for harbors with access to supporting systems appropriate for water-dependent industrial use.

##### **7.04.01 Regulations**

- A. Industrial developments should be permitted subject to the following priorities and preferences:
  1. New industrial uses in new structures within 100 feet of the shoreline must be water-dependent.
  2. Existing non-water-dependent uses may be retained and expanded, provided that expansion of structures that reduce the setback between the building and the water shall be subject to review as new development. Changes in use are limited to existing structures.
- B. Any new use of facility or expansion of existing facilities shall minimize and cluster those water-dependent and water-related portions of their development along the shoreline and place inland all facilities which are not water dependent.
- C. Over-water structures are allowed only for those portions of water-dependent industrial uses that require over-water facilities. Any over-water structure is water dependent, is limited to the smallest reasonable dimensions, and is subject to Conditional Use approval.
- D. New industrial development may not introduce exterior storage of materials outside of buildings. New development or structures or uses shall be designed in such manner as to enhance the scenic view from the water and adjacent lands.

- E. It has been demonstrated in the permit application that a capability exists to contain and clean up spills or discharges of pollutants associated with the industrial development.
- F. Offshore log storage shall only be allowed on a temporary basis, and shall be located where water circulation is adequate to disperse polluting wastes.
- G. New industrial structures with non-water-dependent uses shall not be located closer than 100 feet minimum from the ordinary high water mark. Expanded structures may not be closer to the OHWM than existing structures.

## 7.05 MARINAS

Marinas provide opportunities for the public to enjoy boating activities which are consistent with the goals of the Act to encourage public enjoyment of the water. The location, size, and design of marinas must ensure no net loss of ecological functions.

### 7.05.01 Regulations

- A. Marinas on Lake Washington shall be permitted only when:
  - 1. Detailed analysis of ecological conditions demonstrate that they will not result in a net loss of ecological functions and specifically will not interfere with natural geomorphic processes including delta formation, or adversely affect native and anadromous fish.
  - 2. Future dredging is not required to accommodate navigability.
  - 3. Adequate on-site parking is available commensurate with the size and character of moorage facilities provided (see 7.09.02(F) below).
  - 4. Adequate water area is available commensurate with the actual moorage facilities provided.
  - 5. The location of the moorage facilities is adequately served by public roads.
- B. Location Criteria
  - 1. Marinas shall not be located near beaches commonly used for swimming unless no alternative location exists, and mitigation is provided to minimize impacts to such areas and protect the public health, safety, and welfare.
  - 2. Marinas and accessory uses shall be located only where adequate utility services are available, or where they can be provided concurrent with the development.
  - 3. Marinas, launch ramps, and accessory uses shall be designed so that lawfully existing or planned public shoreline access is not unnecessarily blocked, obstructed, nor made dangerous.
- C. Design Requirements
  - 1. Marinas should be designed in the manner that will result in no net loss of

ecological functions. 2. Marinas and boat launches shall provide public access for as many water-dependent recreational uses as possible, commensurate with the scale of the proposal. Features for such access could include, but are not limited to docks and piers, pedestrian bridges to offshore structures, fishing platforms, artificial pocket beaches, and underwater diving and viewing platforms.

3. Dry upland boat storage is preferred for permanent moorage in order to protect shoreline ecological functions, efficiently use shoreline space, and minimize consumption of public water surface areas unless:
  - a. No suitable upland locations exist for such facilities; or
  - b. It is demonstrated that wet moorage would result in fewer impacts to ecological functions; or
  - c. It is demonstrated that wet moorage would enhance public use of the shoreline.
4. Marinas, launch ramps, and accessory uses shall be located and designed with the minimum necessary shoreline stabilization.
5. Parking and loading areas shall be provided in accordance with the following:
  - a. Private and public marinas: 2 per 3 slips; private marina associated with residential complex: 1 per 3 slips.
  - b. Special designated loading areas shall be provided near piers in the amount of one (1) parking space per twenty-five (25) slips; all other parking areas shall be sited as far as feasible from the water's edge and outside of vegetated buffers described in Section 6.09.
6. Public access shall be required in accordance with Section 6.06.
7. New covered moorage for boat storage is prohibited. Covered over-water structures may be permitted only where vessel construction or repair work is to be the primary activity and covered work areas are demonstrated to be the minimum necessary over water structures.

#### D. Operation Requirements

1. Marinas and other commercial boating activities shall be equipped with facilities to manage wastes, including:
  - a. Marinas with a capacity of 100 or more boats, or further than one (1) mile from such facilities, shall provide pump-out, holding, and/or treatment facilities for sewage contained on boats or vessels.
  - b. Discharge of solid waste or sewage into a water body is prohibited. Marinas and boat launch ramps shall have adequate restroom and sewage disposal facilities in compliance with applicable health regulations.

- c. Garbage or litter receptacles shall be provided and maintained by the operator at locations convenient to users.
  - d. Disposal or discarding of fish or shellfish cleaning wastes, scrap fish, viscera, or unused bait into water or in other than designated garbage receptacles near a marina or launch ramp is prohibited.
  - e. Operators shall post all regulations pertaining to handling and disposal of waste, sewage, fuel, oil or toxic materials where all users may easily read them.
2. Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan for oil and other products, shall be required of new marinas and expansion or substantial alteration of existing marinas. Handling of fuels, chemicals, or other toxic materials must be in compliance with all applicable federal and state water quality laws as well as health, safety, and engineering requirements. Rules for spill prevention and response, including reporting requirements, shall be posted on site.

E. Marinas are prohibited on all shorelines except Lake Washington.

## **7.06 MINING**

7.06.01 All mining, including surface mining, shall be prohibited within shoreline jurisdiction.

## **7.07 PIERS AND DOCKS**

7.07.01 Priorities:

- A. Piers and docks shall be designed to minimize interference with the public use of the water surface and shoreline.
- B. The use of floating docks in lieu of other types of docks is to be encouraged in those areas where scenic values are high and where substantial conflicts with recreational boaters and fishermen will not be created.
- C. The expansion of existing piers and docks is encouraged over the construction of new facilities.
- D. All piers and docks shall result in no net loss of ecological functions.

7.07.02 Allowable Construction

- A. Piers or docks are allowed for the following uses subject to the following criteria:
  - 1. A pier or dock providing private recreational moorage associated with a single-family residence is considered a water-dependent use provided that it is designed and used only as a facility to access watercraft.
  - 2. A pier or dock which is constructed for private joint use by two or more waterfront property owners is considered a water-dependent use provided that it is designed and used only as a facility to access watercraft.

3. A community pier or dock in new waterfront subdivisions is considered a water-dependent use provided that it serves only waterfront lots and is designed and used only as a facility to access watercraft.
  4. Water-dependent commercial and industrial uses may develop docks and piers to the extent that they are required for the water-dependent use.
  5. Piers and docks developed for non-water dependent uses must provide public access or water-oriented recreation.
- B. The responsibility rests on the applicant to affirmatively demonstrate the need for the proposed pier or dock in his/her application for a permit, except for a dock accessory to a single-family residence on an existing lot, which is not subject to demonstration of need but is subject to demonstration that shared moorage is not available and is subject to location and design standards. .

#### 7.07.03 Criteria for Approval of Docks and Piers

The approval of a new dock or pier or a modification or extension of an existing dock or pier shall include a finding that the following criteria have been met:

- A. Docks, piers, and mooring buoys, including those accessory to single-family residences, shall avoid, or if that is not possible, to minimize and mitigate adverse impacts to shoreline ecological functions.
- B. A dock providing private recreational moorage associated with a single-family residence is considered a water-dependent use provided that it is designed and used only as a facility to access watercraft, and other moorage facilities are not available or feasible.
  1. A new dock providing for private recreational moorage for an individual lot may not be permitted in subdivisions approved on or before January 28, 1993, unless where shared moorage is not available, and where there is no homeowners association or other corporate entity capable of developing shared moorage:
  2. A new dock shall not be allowed in cases where a joint use dock has been constructed to serve the subject lot. Prior to approval of a new dock for private recreational moorage for an individual lot, the owner must demonstrate that adjacent owners have been contacted and they have declined to develop or utilize a shared dock.
  3. A new dock may be approved only in cases where use of a mooring buoy is demonstrated to be impractical.
  4. Use of a dock accessory to a single-family residence is limited to that resident only, and to incidental use by temporary guests. No fees or other compensation may be charged for use by non-residents of piers or docks accessory to residences.
  5. Over-water construction not required for moorage purposes is regulated as a recreation use.

- C. Shared moorage shall be provided for all new residential developments of more than two (2) dwelling units. New subdivisions shall contain a restriction on the face of the plat prohibiting individual docks. A site for shared moorage shall be owned in undivided interest by property owners within the subdivision. Shared moorage facilities shall be available to property owners in the subdivision for community access and may be required to provide public access depending on the scale of the facility. If shared moorage is provided, the applicant/proponent shall file at the time of plat recordation a legally enforceable joint use agreement. Approval shall be subject to the following criteria:
  - 1. Shared moorage to serve new development shall be limited to the amount of moorage needed to serve lots with water frontage. Shared moorage use by upland property owners shall be reviewed as a marina.
  - 2. The size of the dock is commensurate with the actual need for moorage by lots with water frontage. One moorage space per lot may not be presumed.
  - 3. The size of a dock must consider the use of mooring buoys for some or all moorage needs and the use of all or part of the dock to allow tender access to mooring buoys.
  - 4. Public access shall be provided over all shared docks utilizing public aquatic lands that accommodate five (5) or more vessels.
- D. New piers and docks allowed for water-dependent uses shall
  - 1. Water-dependent uses shall specify the specific need for over-water location and shall be restricted to the minimum size necessary to meet the needs of the proposed water-dependent use.
  - 2. Water-related, water-enjoyment and mixed uses may be allowed as part of a dock or pier to serve as water-dependent use structures where they are clearly auxiliary to and in support of water-dependent uses, provided the minimum size requirement needed to meet the water-dependent use is not violated.
  - 3. Public access is required over all docks utilizing public aquatic lands that serve water-dependent uses, water-enjoyment uses and mixed uses, provided it does not preclude the water-dependent use.
- E. The dock or pier length shall not extend beyond a length necessary to provide reasonable and safe moorage.
- F. The dock or pier shall not interfere with the public use and enjoyment of the water nor create a hazard to navigation.
- G. The dock or pier shall not result in the unreasonable interference with the use of adjacent docks and/or piers.
- H. The dock or pier must comply with the design criteria specified in the following sections.

- A. Pier Type: All piers and docks shall be built of open pile construction except that floating docks may be permitted where there is no danger of significant damage to an ecosystem, where scenic values are high, and where one or more of the following conditions exist:
1. Extreme water depth, beyond the range of normal length piling.
  2. A soft bottom condition, providing little support for piling.
  3. Ledge rock bottom that renders it not feasible to install piling.
- B. All piers and docks shall be constructed and maintained in a safe and sound condition.
- C. Approaches to piers and docks shall consist of ramps or other structures that span the entire foreshore to the point of intersection with stable upland soils. Limited fill or excavation may be allowed landward of the OHWM to match the upland with the elevation of the pier or dock.
- D. Applicants for the new construction or extension of piers and docks or the repair and maintenance of existing docks shall use materials that will not adversely affect water quality or aquatic plants and animals over the long term. Materials used for submerged portions of a pier or dock, decking, and other components that may come in contact with water shall be approved by applicable state agencies for use in water to avoid discharge of pollutants from wave splash, rain or runoff. Wood treated with creosote, pentachlorophenol or other similarly toxic materials is prohibited. Pilings shall be constructed of untreated materials, such as untreated wood, approved plastic composites, concrete or steel.
- E. Pile spacing shall be the maximum feasible to minimize shading and avoid a "wall" effect that would block or baffle wave patterns, currents, littoral drift, or movement of aquatic life forms, or result in structure damage from driftwood impact or entrapment. Pilings beyond the first set of piles shall be spaced no closer than 20 feet apart, unless specific substrate conditions provide otherwise, and shall be no greater than 12-inches in diameter.
- F. In order to minimize impacts on nearshore areas and avoid reduction in ambient light level:
1. The width of piers, docks, and floats shall be the minimum necessary to serve the proposed use.
  2. Dock surfaces shall be designed to allow light penetration.
  3. Lighting facilities shall be limited to the minimum extent necessary to locate the pier or dock at night for docks serving residential uses. Lighting to serve water-dependent uses shall be the minimum required to accommodate the use and may not be used when the water-dependent aspects of the use are not in operation.
- G. When existing docks or piers are repaired, replaced, or reconstructed, owners shall be required to use methods and materials and other specifications of this section in

addition to the requirements as follows:

1. When the repair and/or replacement involves up to twenty-nine percent (29%) of the dock/pier area or eleven to twenty-nine percent (11- 29%) of the number of pilings, materials specified in these regulations must be used for all replacement parts and components.
2. When the repair/replacement involves thirty percent (30%) or more of the dock/pier area or more than thirty percent (30%) of the number of pilings, the entire structure shall be replaced in compliance with these regulations.
3. When the existing dock/pier is moved or expanded or the shape reconfigured, the entire structure shall be replaced in compliance with these regulations.

G. Boat houses are not allowed on any moorage facility.

H. Seaplane moorage may be accommodated at any dock that meets the standards of this Program.

7.07.05 Design Criteria for Single-Family Docks and Piers

A. There shall be no more than one pier per developed waterfront lot or ownership.

B. Dock Size Specifications

1. Length

- a. The maximum length of a dock, pier or float is eighty (80) feet beyond the ordinary high-water line into the water or until a depth of eight (8) feet below the mean low water mark at the inland side of the vessel moorage, whichever is reached first.
- b. The maximum length of ells and fingers is 26 feet. The maximum length of a float is 20 feet.

2. Width

- a. The maximum width of a pier walkway shall be four (4) feet
  - b. Maximum width of with ells and floats shall be up to six (6) feet wide.
  - c. Maximum width of any additional fingers is two (2) feet wide.
  - d. The maximum width of a ramp connecting a pier to a float is 3 feet.
  - e. Provided that the widths above may be increased to provide for handicapped access
3. All pier walkways must be fully grated and ells and floats must have a minimum 2-foot strip of grating down the center.
  4. No portion of a pier or dock for the sole use of a private, single-family residence may lie closer than five (5) feet to an adjacent property line.

5. One ell, finger pier, float or other extension of a dock parallel to the shoreline may be allowed provided such extension is not located closer than five (5) feet from a side lot line.
6. Pilings beyond the first set of piles, shall be spaced not closer than 20 feet apart, unless specific substrate conditions provides otherwise, and may be no greater than 12-inches in diameter.
7. Boatlifts may be permitted as an accessory to residential dock provided that:
  - a. All lifts are placed as far waterward as feasible and safe,
  - b. Any platform lifts are fully grated, and
  - c. The lifts and canopies comply with all other regulations and permit conditions of State and Federal agencies.

C. Joint Use Piers and Docks

1. A joint use dock may be constructed for two (2) or more contiguous waterfront properties and may be located on a side property line or straddling a side property line, common to both properties or be provided with an access easement for all lots served.
2. Dock Size Specifications
  - a. Length
    - i. Joint use docks and piers may extend to eighty (80) feet beyond the ordinary high-water mark or to a depth of eight (8) feet below the mean low water mark at the inland side of the vessel moorage, whichever is reached first.
    - ii. The maximum length of ells and fingers is 26 feet. The maximum length of a float is 20 feet.
  - b. Width
    - i. The maximum width of a pier walkway shall be six (6) feet.
    - ii. Maximum width of ells and floats shall be up to six (6) feet wide.
    - iii. Maximum width of any additional fingers is two (2) feet wide.
    - iv. The maximum width of a ramp connecting a pier to a float is 3 feet provided that the widths above may be increased to provide for handicapped access.

- c. All pier walkways must be fully grated and ells and floats must have a minimum 2-foot strip of grating down the center.
  - d. Joint use docks and piers may be allowed one (1) vessel moorage consisting of an ell, finger pier, or float for each owner.
  - e. Pilings beyond the first set of piles shall be spaced no closer than 20 feet apart, unless specific substrate conditions provide otherwise, and may be no greater than 12-inches in diameter.
  - f. No portion of a pier, dock, or float may lie closer than five (5) feet to an adjacent property line of an owner not party to the joint use dock.
  - g. Boat lifts may be permitted as an accessory to residential dock subject to the same specifications as for single-family docks.
2. A joint use ownership agreement or covenant shall be prepared with the appropriate signatures of the property owners in question and recorded with the King County Assessor's Office prior to issuance of permits. A copy of the recorded agreement shall be provided to the City. Such document shall specify ownership rights and maintenance provisions.
- a. Specify the lots or parcels to which the agreement shall apply and provide that the dock shall be owned jointly by the participating parcels and that ownership shall run with the land.
  - b. Provide for easements to access the dock and provide for access for maintenance.
  - c. Provide apportionment of construction and maintenance expenses.;
  - d. Provide a means for resolution of disputes, including arbitration, and provide for filing of liens for assessments.
- D. Requests for greater dock length may only be submitted as specified below under Section 7.12.09 once an individual has failed to work with an adjacent property owner in establishing a joint use dock.

7.07.06 Multi-Family Residence Docks

- A. Multi Family Residential use is not considered a water-dependent use under the Shoreline Management Act. Docks and moorage for multi-family residential use may be provided only when the dock provides public benefit in the form of
  - 1. Shoreline ecological enhancement and/or
  - 2. Public access
- B. Resident Moorage Only
  - 1. Moorage at multi-family docks shall be limited to residents of the apartments, condominiums or similar developments for which the dock was built.

2. The maximum ratio of moorage berths to residential units shall be one (1) berth for every two (2) dwelling units.
- C. Development criteria for Multi-Family Docks are provided in the policies and regulations for marinas.

7.07.07 Design Criteria for Recreational, Commercial and Industrial Docks

- A. Commercial and industrial docks dimensions shall be the minimum required to serve the specified water-dependent uses and shall not exceed:
  1. Length shall not exceed the depth needed to serve specific vessels or other water-dependent uses specified in the application and in general, and unless otherwise determined or directed by any state agency having jurisdiction, the dock may extend into the water no further than one hundred and twenty (120) feet. In the case of a dock adjacent to a designated harbor area, docks and associated breakwaters may extend to the lesser of (a) the distance determined pursuant to the foregoing criteria, (b) the inner harbor line, or (c) such point beyond the inner harbor line as is allowed by the terms of a lease, license or other formal authorization approved by the Washington State Department of Natural Resources (DNR) or other agency with jurisdiction.
  2. The maximum width shall be the minimum required to serve the specified water-dependent use and shall not exceed twelve (12) feet, provided that a greater width may be allowed to provide for public access in addition to the water-dependent use.
- B. Docks shall be placed no closer than thirty (30) feet to a side property line.
- C. Public access shall be provided in accordance with Section 6.06.

7.07.08 Use of Buoys and Floats

- A. The use of buoys for moorage is preferable to piers, docks, or floats excavated for this purpose. . Moorage buoys have, in most cases, much less of an impact on the aquatic environment as compared to piers and docks. This Master Program encourages the use of buoys by allowing them to be sited under a Shoreline Exemption instead of a Substantial Development Permit, provided they do not exceed the cost threshold. In addition, DNR provides for an expedited process for location on state aquatic lands. Moorage buoys shall be placed in accordance with DNR and Coast Guard regulations in order to minimize hazards to navigation. B. Floats shall be allowed under the following conditions:
  1. The float is served by a dock attached to the shore for use of only a tender. The dock shall be the minimum length to allow access to a tender and may not exceed a length of 40 feet.
  2. Floats shall be anchored to allow clear passage on all sides by small watercraft.
  3. Floats shall not exceed a maximum of one hundred (100) square feet in size. A float proposed for joint use between adjacent property owners may not

exceed one hundred and fifty (150) square feet per residence. Floats for public use shall be sized in order to provide for the specific intended use and shall be limited to the minimum size necessary.

4. A single-family residence may only have one (1) float.
5. Floats shall not be located a distance of more than eighty (80) feet beyond the ordinary high water mark, except public recreation floats.

#### 7.07.09 Variance to Dock and Pier Dimensions

- A. Requests for greater dock and pier dimensions than those specified above may be submitted as a shoreline variance application.
- B. Any greater dimension than those listed above may be allowed subject to findings that a variance request compiles with:
  1. The general criteria for variance approval.
  2. The criteria specified in Section 8.02 of the Master Program.
  3. The additional criteria that the allowed dock or pier cannot reasonably provide the purpose for which it is intended without specific dimensions to serve specific aspects of a water-dependent use.

### 7.08 RECREATION

The Shoreline Management act provides priority for development that will provide an opportunity for substantial numbers of people to enjoy the shorelines of the state and Shorelines of Statewide Significance for increasing public access to publicly owned areas of the shorelines and increasing recreational opportunities for the public on the shoreline. Shoreline recreational development shall be given priority for shoreline location to the extent that the use facilitates the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline. Where appropriate, such facilities should be dispersed along the shoreline in a manner that supports more frequent recreational access and aesthetic enjoyment of the shoreline for a substantial number of people.

#### 7.08.01 Recreation activities are allowed when:

- A. There is no net loss of ecological functions, including on- and off-site mitigation.
- B. Water-related and water-enjoyment uses do not displace water-dependent uses and are consistent with existing water-related and water-enjoyment uses.
- C. The level of human activity involved in passive or active recreation shall be appropriate to the ecological features and shoreline environment.
- D. State-owned shorelines shall be recognized as particularly adapted to providing wilderness beaches, ecological study areas, and other recreational uses for the public in accordance with RCW 90.58.100(4).
- E. Activities provided by recreational facilities must bear a substantial relationship to

the shoreline, or provide physical or visual access to the shoreline.

1. Water-dependent recreation such as fishing, swimming, boating, and wading should be located on the shoreline.
2. Water-related recreation as picnicking, hiking, and walking should be located near the shoreline.
3. Non-water-related recreation facilities shall be located inland. Recreational facilities with large grass areas, such as golf courses and playing fields, and facilities with extensive impervious surfaces shall observe vegetation management standards providing for native vegetation buffer areas along the shoreline.

E. New over-water structures for recreation use shall be allowed only when:

1. They allow opportunities for substantial numbers of people to enjoy the shorelines of the state.
2. They are not located in or adjacent to areas of exceptional ecological sensitivity, especially aquatic and wildlife habitat areas.
3. They are integrated with other public access features, particularly when they provide limited opportunities to approach the water's edge in areas where public access is set back to protect sensitive ecological features at the water's edge.

#### 7.08.03 Public Recreation

Public recreation uses shall be permitted within the shoreline only when the following criteria are considered:

- A. The natural character of the shoreline is preserved and the resources and ecology of the shoreline are protected.
- B. Accessibility to the water's edge is provided consistent with public safety needs and in consideration of natural features.
- C. Recreational development shall be of such variety as to satisfy the diversity of demands of the local community.
- D. Water-related and water-enjoyment uses do not displace water-dependent uses and uses are consistent with existing water-related and water-enjoyment uses.
- E. Recreational development is located and designed to minimize detrimental impact on the adjoining property.
- F. The development provides parking and other necessary facilities to handle the designed public use.
- G. Effects on private property are consistent with all relevant constitutional and other legal limitations on regulation or acquisition of private property.
- H. Public parks and other public lands shall be managed in a manner that provides a

balance between providing opportunities for recreation and restoration and enhancement of the shoreline. Major park development shall be approved only after a master planning process that provides for a balance of these elements.

7.08.03 Private Recreation

- A. Private recreation uses that exclude the public from public aquatic lands are prohibited.
- B. Private recreational uses open to the public shall be permitted only when the following standards are met:
  - 1. There is no net loss of ecological functions, including on- and off-site.
  - 2. There is reasonable public access provided to the shoreline at no fee for sites providing recreational uses that are fee supported, including access along the water's edge where appropriate. In the case of Lake Washington, significant public access shall be provided in accordance with public access criteria in Section 6.06.
  - 3. The proposed facility will have no significant detrimental effects on adjacent parcels and uses.
  - 4. Adequate, screened, and landscaped parking facilities that are separated from pedestrian paths are provided.
  - 5. Recreational uses are encouraged in mixed use commercial development.

7.09 RESIDENTIAL DEVELOPMENT

Single-family residential use is preferred on the shoreline by the Shoreline Management Act (RCW 90.58.020). All other residential use are subject to the preference for water-dependent and water-oriented use and must provide for meeting the requirements for ecological productivity and public access.

7.09.01 Residential developments shall be allowed only when:

- A. Density and other characteristics of the development are consistent with the Renton Comprehensive Plan and Zoning Code.
- B. Residential structures shall provide setbacks as provided in Section 6.09 and shall provide buffers consistent with the vegetation conservation provisions of Section 8.01.
- C. Adequate public services and public utilities, including sanitary sewers, public water supply, fire protection, stormwater drainage, and police protection shall be provided at adequate levels to protect the public health, safety and welfare.
- D. New residential developments, including subdivision of land for more than four (4) parcels, shall provide public access in accordance with Section 6.06. Unless deemed inappropriate due to health, safety or environmental concerns, new multi-family, condominium, planned unit developments, and subdivisions except short plats, shall provide public access along the water's edge; in the case of Lake Washington,

significant public access shall be provided.

- E. New residential development shall not require shoreline stabilization and lots shall not be subject to flooding or require structural flood hazard reduction measures within a channel migration zone or floodway to support intended development during the life of the development or use.
- F. New residential development shall include provisions for critical areas including avoidance, setbacks from steep slopes, bluffs, landslide hazard areas, seismic hazard areas, riparian and marine shoreline erosion areas, and shall meet all applicable development standards.
- G. New residential development shall not be approved in cases when it can be reasonably foreseeable that the development or use would require shoreline stabilization or structural flood hazard reduction measures within a channel migration zone or floodway during the life of the development or use.
- H. New residential lots created through land division in the shoreline shall be permitted only when the following standards are met:
  - 1. Clustering and low impact development techniques may be required where appropriate to avoid areas of high ecological functions and minimize physical and visual impacts on shorelines.
  - 2. New lots shall not require shoreline stabilization. Prior to approval, geotechnical analysis of the site and shoreline characteristics shall demonstrate that shoreline stabilization is unlikely to be necessary for each new lot to support intended development during the life of the development or use.
  - 3. New lots shall not be subject to flooding or require structural flood hazard reduction measures within a channel migration zone or floodway for each lot to support intended development during the life of the development or use.
  - 4. Provisions for avoidance, including setbacks from steep slopes, bluffs, landslide hazard areas, seismic hazard areas, riparian and marine shoreline erosion areas shall meet requirements for Critical Areas and be sufficient to protect structures during the life of the structure (100 years).
  - 5. All new lots shall meet vegetation conservation provision in Section 8.01, including the full 100-foot buffer area together with replanting and control of invasive species within buffers to ensure establishment and continuation of a vegetation community characteristic of a native climax community. Each lot must be able to support intended development without encroachment on vegetation conservation areas. Areas within vegetation conservation areas shall be placed in common or public ownership when feasible.
  - 6. Subdivisions adjacent to public waterways and marine waters shall dedicate access to a point that abuts the water and provide physical access to public waterways.
  - 7. All new subdivisions shall record a prohibition on new private docks on the

face of the plat. An area reserved for shared moorage may be designated if it meets all requirements of this Program including demonstration that public and private marinas and other boating facilities are not sufficient to meet the moorage needs of the subdivision.

7.09.02 Floating residences are prohibited.

## **7.10 TRANSPORTATION**

### **7.10.01 ROADS**

#### **A. Principles**

#### **B. Design Requirements**

1. New public or private roads and driveways shall be located inland from the land/water interface, preferably out of the shoreline, unless:
  - a. Perpendicular water crossings are required for access to authorized uses consistent with this Program; or
  - b. Facilities are primarily oriented to pedestrian and non-motorized use and provide an opportunity for a substantial number of people to enjoy shoreline areas, and are consistent with policies and regulations for ecological protection.
2. Roads and driveway facilities shall be located and designed to avoid significant natural, historic, archaeological or cultural sites to the maximum extent feasible, and mitigate unavoidable impacts.
3. Shoreline roadways should be scenic boulevards where possible. Existing arterials on the shoreline should incorporate substantial plantings of street trees or other landscaping and emphasize enjoyment of the shoreline rather than high-speed travel, to the extent feasible.
4. Transportation system route planning, acquisition, and design in the shoreline should provide space wherever possible for compatible multiple uses such as utility lines, pedestrian shore access or view points, or recreational trails.
5. Transportation system plans and transportation projects within shorelines should provide safe trail space for non-motorized traffic such as pedestrians, bicyclists, or equestrians. Space for such uses should be required along roads on shorelines, where appropriate, and should be considered when rights of way are being vacated or abandoned.
6. Public roads should integrate public physical and visual access to shorelines, where safe, and should be replaced in situations where feasible if transportation facilities substantially impair lawful public access to publicly owned shorelines. Viewpoints, parking, trails and similar improvements should be considered for transportation system projects in shoreline areas. Bridge abutments should incorporate stairs or trails to reach streams where appropriate.

7. Road locations should be planned to fit the topography, where possible, in order that minimum alteration of existing natural conditions will be necessary.
8. Roadways located in shoreland areas shall be designed and maintained to prevent soil erosion, to permit natural movement of ground water, and not adversely affect water quality or aquatic plants and animals over the life of the facility.
9. All debris and other waste materials from construction should be disposed of in such a way as to prevent their entry by erosion into any water body.
10. RCW 36.87.130 prohibits vacation of any right of way that abuts a freshwater except for port, recreational, educational or industrial purposes. Therefore, development, abandonment, or alteration of undeveloped road ends within SMP jurisdiction is prohibited unless an alternate use is approved in accordance with this Program.

#### **7.10.02     RAILROADS**

##### **A. Principles**

##### **B. Performance standards**

1. New or expanded railroads should be located inland from the land/water interface, preferably out of the shoreline where feasible.
2. The rail line along the east shore of Lake Washington should be reserved for use as a public trail if rail use ceases. If rail use continues, joint trail and rail use should be explored.
3. Rail lines adjacent to the Green River should provide means for public access across the rail lines to access shorelines and public trails where this can be accomplished safely through bridges or undercrossings.

#### **7.10.03     TRAILS**

##### **A.     Principles**

Trails are an important element of non-motorized circulation, of the City's park and open space plan and of the Shoreline Public Access program. Trails provide the potential for low impact public physical and visual access to the shoreline.

##### **B.     Performance Standards**

1. Trails within the shoreline should be developed as an element in linking together shoreline public access into an interconnected network including active and passive parks, schools, public and private open space, native vegetation easements with public access, utility rights of way, waterways, and other opportunities.<sup>38</sup> They link water access points along the shoreline, or they link water access points along

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<sup>38</sup> Comprehensive Plan Policy P-52.

the shoreline with upland community facilities.

2. Public access to and along the water's edge should be linked with upland community facilities and the comprehensive trails system that provides non-motorized access throughout the City.<sup>39</sup>
3. Trails that provide public access on or near the water should be located, designed, and maintained in a manner that protects the existing environment and shoreline ecological functions. Preservation or improvement of the natural amenities shall be a basic consideration in the design of shoreline trails.
4. A system of trails on separate rights of way and public streets should be designed and implemented to provide linkages along shorelines including the Lake Washington Loop, the Cedar River, the Black/River Springbrook Creek, and the Green River.<sup>40</sup>
5. The rail line along the east shore of Lake Washington should be reserved for use as a public trail if rail use ceases. If rail use continues, joint trail and rail use should be explored.
6. Trails should incorporate provisions to ensure public safety, including a high level of public use and observation from public and private property adjacent to trails.
7. Provisions shall be made for maintenance operation and emergency access.
8. The location and design of trails should be to create the minimum objectionable impact on adjacent property owners including privacy and noise. .
9. All property acquired for public trails and other public access shall meet constitutional and other criteria for regulation, use and acquisition of property as provided in Section 6.10.
10. Over-water structures may be provided for trails in cases where:
  - a. Key trail links must cross streams, wetlands, or other water bodies.
  - b. For interpretive facilities.
  - c. To protect sensitive riparian and wetland areas from the adverse impacts of at grade trails, including soil compaction, erosion potential and impedance of surface and groundwater movement.
11. Trail width and surface materials shall be appropriate for the context with narrow soft surface trails in areas of high ecological sensitivity where the physical impacts of the trail and the number of users should be minimized with wider hard-surfaced trails with higher use located in less ecologically sensitive areas.

#### **7.10.04     PARKING**

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<sup>39</sup> Comp Plan Objective P-F:

<sup>40</sup> Comp Plan Policy P-67.

A. Principles:

Parking facilities in shorelines are not a preferred use and shall be allowed only as necessary to support an authorized use.

B. Performance Standards

1. Public Parking

- a. In order to encourage public use of the shoreline, public parking is to be provided at frequent locations on public streets, at shoreline viewpoints, and at trailheads.
- b. Public parking facilities shall be discouraged along the water's edge.
- c. Public parking facilities should be designed and landscaped to minimize adverse impact upon the shoreline and adjacent lands and upon the water view.

2. Private Parking

- a. Private parking facilities should be located away from the shoreline unless parking areas close to the water are essential to serve approved water-oriented uses and/or developments. When sited within shoreline jurisdiction, parking shall be located inland away from the land/water interface and landward of water-oriented developments and/or other approved uses.
- b. Surface parking areas shall be located and designed to minimize visual impacts as viewed from the shoreline and from views of the shoreline from upland properties.
- c. Parking structures shall be located and designed so such that the frontage visible from the shoreline accommodates other uses and parked cars are not visible. Parking structures shall minimize blockage of views of the shoreline from upland properties.
- d. Parking lot design, landscaping and lighting shall be governed by the provisions of RMC Chapter 4-4 and the provisions of this Program.

## **7.10.04 AVIATION**

### **7.09.04.01 Location**

A. Airports:

1. A new airport shall not be allowed to locate within the shoreline.
2. However, an airport already located within a shoreline shall be permitted.
3. Upgrades of facilities to meet FAA requirements or improvements in technology shall be permitted.
4. Expansion of its facilities that include more than 5 percent additional

impervious surface, new buildings or new docks shall be permitted upon approval of a Shoreline Conditional Use Permit provided such upgrading and expansion meets conditions and criteria of this Program.

5. Facilities to serve seaplanes may be included as an accessory use in any existing airport.
6. Helipads may be included as an accessory use in any existing airport.
7. Aviation-related manufacturing shall be permitted in an airport.
8. New facilities dispensing fuel or facilities associated with use of hazardous materials shall require a Shoreline Conditional Use Permit.

B. Seaplanes<sup>41</sup>

1. Private:
  - a. Operation of a single private seaplane on waters where FAA has designated a Seaplane Landing Area is not regulated by this Program.
  - b. Moorage of a seaplane is addressed in Section 7.06 of this Program.
2. Commercial: New commercial seaplane facilities, including docks and storage area bases may be allowed in industrial areas provided such bases are not contiguous to residential areas, and provided they meet standards in Section 7.03 of this Program.

B. Helicopter Landing Facilities

1. Private: Establishment of a helipad on a single-family residential lot is allowed by Shoreline Conditional Use Permit, subject to the standards of RMC 4-2-080.A.111 adopted by this reference.
2. Commercial: New commercial heliports, including those accessory to allowed uses are allowed by Shoreline Conditional Use Permit, subject to the standards of this Program.

NOTE – The text of RMC 4-2-080.11 is reproduced below for reference, but is proposed to remain as a separate section of the Development Code that is adopted by reference.

11. Only permitted if the use and operation of the helipad is accessory to the primary residential use and it must comply with all of the following conditions:

a. There shall be only one aircraft use per single family residence.

b. The use shall be limited to properties abutting Lake Washington with a minimum lake frontage of seventy five feet (75') as measured at the ordinary high water mark.

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<sup>41</sup> Seaplane “base” is eliminated because that is a FAA defined term for a takeoff and landing area on water. It is regulated by FAA and includes areas within multiple jurisdictions. It isn’t likely that Renton can regulate use of the takeoff and landing area. Dock and facilities can be regulated.

- c. The weight of the aircraft in use on the site shall not exceed six thousand (6,000) pounds.
- d. The helipad shall be approved by the Federal Aviation Administration (FAA), documented with a letter stating “no objection” or “no objection if certain conditions are met” for the establishment of the helipad site as the result of an FAA Aeronautical Study. If the FAA approval states “no objection if certain conditions are met,” the property owner shall maintain documentation that the conditions have been met and shall obtain the proper permits or approvals to meet those conditions, if required by federal, State, or local regulation. Under no circumstances shall a helipad be permitted if the result of the FAA Aeronautical Study is “objectionable.”
- e. The helipad shall be approved by the FAA for arrivals and departures from the water side only.
- f. Arrival or departure of the aircraft shall occur between the hours of 7:00 a.m. and 10:00 p.m. except in case of emergency. A flight log shall be kept to document the time of all flights arriving or departing from the helipad.
- g. Documentation of compliance with the above conditions shall be provided to the City by the property owner, at the property owner's expense, at the City's request.

#### 7.10.04.02 Facilities

##### A. Airports

1. New or upgraded airport facilities shall be located and designed to minimize impacts on shoreline ecological functions, including control of pollutant discharge. The standards for water quality and criteria for application shall be those in current stormwater control regulations.
2. All facilities that are not water dependent shall be located outside of shoreline jurisdiction, if feasible. When sited within shoreline jurisdiction, uses and/or developments such as parking, service buildings or areas, access roads, utilities, signs, and storage of materials shall be located as far from the land/water interface as feasible. The minimum setback, if permitted, shall be twenty (20) feet from the ordinary high water mark of the shoreline and shall be designed and spaced to allow viewing of airport activities from the area along the water's edge.

##### B. Seaplane Facilities and Heliports: Criteria for Approval

1. Review shall include consideration of location approval in terms of compatibility with affected uses including short and long-term noise impacts, impacts on habitat areas of endangered or threatened species, environmentally critical and sensitive habitats, and migration routes.
  - a) On adjacent parcels
  - b) On over flight areas
2. Conditions may be imposed to mitigate impacts within the shoreline and also non-shoreline overflight and related impacts.

## **7.11      UTILITIES**

### **7.11.01    Principles**

Local utility services are needed for water-dependent and other permitted uses in the shoreline and may be allowed subject to standards for ecological protection and visual compatibility. Most components of regional utility systems are not water dependent and may be located outside of the shoreline, except for crossing water bodies and other elements of shorelands.

### **7.11.02    Provisions for all utilities**

- A.      New public or private utilities shall be located inland from the land/water interface, preferably out of the shoreline, unless:
  - 1.      Perpendicular water crossings are unavoidable; or
  - 2.      Utilities are required for authorized shoreline uses consistent with this Program.
- B.      Utilities shall be located and designed to avoid natural, historic, archaeological or cultural resources to the maximum extent feasible and mitigate adverse impacts where unavoidable.
- C.      Utilities shall be located, designed, constructed, and operated to result in no net loss of shoreline ecological functions with appropriate mitigation.
- D.      All utility development shall be consistent with and coordinated with all local government and state planning, including comprehensive plans and single purpose plans to meet the needs of future populations in areas planned to accommodate growth. Site planning and rights of way for utility development should provide for compatible multiple uses such as shore access, trails, and recreation or other appropriate use whenever possible. Utility right of way acquisition should be coordinated with transportation and recreation planning.
- E.      Utilities shall be located in existing rights of way and corridors whenever possible.
- F.      Utilities serving new development shall be located underground, wherever possible.
- G.      Development of pipelines and cables on aquatic lands, particularly those running roughly parallel to the shoreline, and development of facilities that may require periodic maintenance which would disrupt shoreline ecological functions, shall be discouraged except where no other feasible alternative exists. When permitted, provisions shall assure that the facilities do not result in a net loss of shoreline ecological functions or significant impacts to other shoreline resources and values.
- H.      Landscaping
  - 1.      Native Vegetation
    - a.      The native vegetation shall be maintained whenever possible.
    - b.      When utility projects are completed in the water or shoreland, the

disturbed area shall be restored and landscaped as nearly as possible to the original condition, unless new landscaping is determined to be more desirable.

- c. All vegetation and screening shall be hardy enough to withstand the travel of service trucks and similar traffic in areas where such activity occurs.

2. Site Screening of Public Utilities:

When a public utility building, telephone exchange, sewage pumping operation or a public utility is built in the shoreline area, the requirements of this Master Program shall be met and the following screening requirements shall be met. If the requirements of Section 7.18.01A, Native Vegetation, and the requirements of this section are in disagreement, the requirements of this section shall take precedence.

- a. If the installation is housed in a building, the building shall conform architecturally with the surrounding buildings and area or with the type of building that will develop due to the zoning district.
- b. An unhoused installation on the ground or a housed installation that does not conform with 1. above, shall be sight-screened with evergreen trees, shrubs, and landscaping materials planted in sufficient depth to form an effective and actual sight barrier within five (5) years.
- c. An unhoused installation of a dangerous nature, such as an electrical distribution substation, shall be enclosed with an eight-(8)-foot-high open wire fence. Such installations shall be sightscreened with evergreen trees, shrubs, and landscaping materials planted in sufficient depth to form an effective and actual sight barrier except at entrance gate(s), within five (5) years.

7.11.03 Special Considerations for Pipelines

Installation and operation of pipelines shall protect the natural conditions of adjacent water courses and shorelines.

- A. Water quality is not to be degraded to the detriment of marine life nor shall water quality standards be violated.
- B. Native soils shall be protected from erosion and natural conditions restored. Water course banks and bottoms shall be protected, where necessary, with suitable surface treatment.
- C. Petro-chemical or toxic material pipelines shall have automatically controlled shutoff valves at each side of the water crossing.
- D. All petro-chemical or toxic material pipelines shall be constructed in accordance with the regulations of the Washington State Transportation Commission and subject to review by the City Public Works Department.

7.11.04 Major Utilities - Specifications

A. Electrical Installations

1. Overhead High Voltage Power Lines

- a. Overhead electrical transmission lines of 55 kV and greater voltage within the shoreline shall be relocated to a route outside of the shoreline, where feasible when:
  - i. Such facilities are upgraded to a higher voltage.
  - ii. Additional lines are placed within the corridor.
- b. Structure of overhead power lines shall be single-pole type with insulators and other facilities in as compact a configuration as feasible.

2. Underwater electrical transmission lines shall be located and designed to

- a. Utilize existing transportation or utility corridors where feasible.
- b. Avoid adverse impacts to navigation.
- c. Be posted with warning signs.

3. Electrical Distribution Substations: Electrical distribution substations shall be

- a. Located outside of the shoreline, where feasible, and may be located within a shoreland location only when the applicant proves there exists no other site out of the shoreland area.
- b. Shall be located as far as feasible from the land-water interface.
- c. Meet the screening requirements of Section 7.18.01C.

B. Communications: This section applies to telephone exchanges including radar transmission installations, receiving antennas for cable television and/or radio, cellular communication facilities and any other facility for the transmission of communication systems. Communications installations may be permitted in the shoreline area only when there exists no feasible site out of the shoreline and water area and when the screening requirements of Section 7.18.01C are met. In an aesthetic interest, such installations shall be located as far as possible from residential, recreational, and commercial activities. Cellular communication facilities may be located in the shoreline only when mounted on buildings and screened by architectural features compatible with the design of the building.

C. Pipeline Utilities: All pipeline utilities shall be underground. When underground projects are completed on the bank of a water body or in the shoreland or a shoreline, the disturbed area shall be restored to the original configuration. Underground utility installations shall be permitted only when the finished installation shall not impair the appearance of such areas.

- D. Public Access: All utility companies shall be asked to provide pedestrian public access to utility owned shorelines when such areas are not potentially hazardous to the public. Where utility rights of way are located near recreational or public use areas, utility companies shall be encouraged to provide said rights of way as parking or other public use areas for the adjacent public use area. As a condition of location of new utilities within the shoreline, the City may require provision of pedestrian public access.
- E. All-inclusive Utility Corridor: When it is necessary for more than one (1) major utility to go along the same general route, the common use of a single utility right of way is strongly encouraged. It would be desirable to include railroad lines within this right of way also.

7.11.05 Local Service Utilities, Specifications

- A. Electrical distribution: New electrical distribution lines within the shoreline shall be placed underground, provided that distribution lines that cross water or other critical areas may be allowed to be placed above ground if:
  - 1. There is no feasible alternative route.
  - 2. Underground installation would substantially disrupt ecological functions and processes of water bodies and wetlands; horizontal drilling or similar technology that does not disturb the surface is not feasible.
  - 3. Visual impacts are minimized to the extent feasible
- B. Waterlines:
  - 1. New water lines shall not cross water, wetlands or other critical areas unless there is no feasible alternative route
  - 2. Sizes and specifications shall be determined by the Public Works Department in accordance with American Water Works Association (AWWA) guidelines.
- C. Sanitary Sewer:
  - 1. The existence or use of outhouses or privies is prohibited.
  - 2. All uses shall hook to the municipal sewer system. There shall be no septic tanks or other on-site sewage disposal systems.
  - 3. Sewage trunk lines, interceptors, pump stations, treatment plants, and other components that are not water-dependent shall be located away from shorelines unless:
    - a. Alternative locations, including alternative technology, are demonstrated to be infeasible.
    - b. The facilities do not result in a net loss of shoreline ecological functions.

- c. The facilities do not result in significant impacts to other shoreline resources and values such as parks and recreation facilities, public access and archaeological, historic, and cultural resources, and aesthetic resources.
4. Storm drainage and pollutant drainage shall not enter the sanitary sewer system.
5. During construction phases, commercial sanitary chemical toilets may be allowed only until proper plumbing facilities are completed.
6. All sanitary sewer pipe sizes and materials shall be approved by the Renton Public Works Department and METRO.

D. Stormwater Management:

1. The City will work with private property owners, and other jurisdictions to maintain, enhance and restore natural drainage systems to protect water quality, reduce flooding, reduce public costs and prevent associated environmental degradation to contribute to the goal of no net loss of shoreline ecological functions.
2. All new development shall meet current stormwater management requirements for detention and treatment.
3. Individual single-family residences may be subject to water quality management requirements to ensure the quality of adjacent water bodies.
4. Stormwater ponds, basins and vaults shall be located as far from the water's edge as feasible and may not be located within vegetation conservation buffers.
5. The location design and construction of stormwater outfalls shall minimize impacts on receiving waters and comply with all appropriate local, state, and federal requirements. Infiltration of stormwater shall be preferred, where feasible.

E. Solid Waste Facilities:

1. Facilities for processing, storage, and disposal of solid waste are not normally water-dependent. Components that are not water-dependent shall not be permitted on shorelines.
2. Disposal of solid waste on shorelines or in water bodies has the potential for severe adverse effects upon ecological functions, property values, public health, natural resources, and local aesthetic values and shall not be permitted.
3. Temporary storage of solid waste in suitable receptacles is permitted as an accessory use to a primary permitted use, or for litter control.

**FORMER SECTION 8. VARIANCES AND CONDITIONAL USES THIS SECTION HAS ALREADY BEEN CODIFIED IN THE DEVELOPMENT CODE SECTION 4-9-197 SHORELINE PERMITS – THEREFORE PROPOSED REVISIONS ARE MADE TO THAT TEXT BELOW**

**SECTION 8. SHORELINE MODIFICATION**

**8.01.06 VEGETATION CONSERVATION**

**8.01.01 Principles**

Native shoreline vegetation shall be conserved to maintain shoreline ecological functions and mitigate the direct, indirect and/or cumulative impacts of shoreline development, wherever feasible. Important functions of shoreline vegetation include, but are not limited to:

- A. Providing shade necessary to maintain water temperatures required by salmonids, forage fish, and other aquatic biota.
- B. Regulating microclimate in riparian and nearshore areas.
- C. Providing organic inputs necessary for aquatic life, including providing food in the form of various insects and other benthic macro invertebrates.
- D. Stabilizing banks, minimizing erosion and sedimentation, and reducing the occurrence/severity of landslides.
- E. Reducing fine sediment input into the aquatic environment by minimizing erosion, aiding infiltration, and retaining runoff.
- F. Improving water quality through filtration and vegetative uptake of nutrients and pollutants.
- G. Providing a source of large woody debris to moderate flows, create hydraulic roughness, form pools, and increase aquatic diversity for salmonids and other species.
- H. Providing habitat for wildlife, including connectivity for travel and migration corridors.

**8.01.02 REGULATIONS**

- A. Shoreline developments shall comply with the vegetation conservation policies of this Program through compliance with:
  - 1. Development adjacent to bodies of water under shoreline jurisdiction are regulated by the provisions of this Program.
  - 2. Development and use of critical areas within shoreline jurisdictions consisting of streams and lakes that do not meet the flow or size thresholds of shoreline jurisdiction but are within shorelands within the geographic extent of shoreline jurisdiction, including Class 2-5 water bodies are subject to the standards of

RMC 4-3-050 Critical Area Regulations, for protection and maintenance of critical area and buffer vegetation.

- B. Standard Vegetation Conservation Buffer Width: Water bodies defined as Shorelines shall have a minimum 100-foot vegetation management buffer measured from the ordinary high water mark of the regulated shoreline of the state. Where streams enter or exit pipes, the buffer shall be measured perpendicular to the ordinary high water mark from the end of the pipe along the open channel section of the stream.

- C. Vegetation Conservation Buffer Widths by Reach:

The reviewing official may apply the following vegetation buffers provided for in Table 8.01 as an alternative to the Standard Vegetation Conservation Buffer for sites for development that implement water-oriented use and public access as provided in the table for each reach.

- D. Alternative Vegetated Buffer Widths and Setbacks for Existing Single-Family Lots

The reviewing official may apply the following vegetation buffers and building setbacks for existing single-family residences and existing single-family lots consisting of property under contiguous ownership. Less may be allowed for the following building setback and vegetated buffers without a variance in accordance with the following criteria for the depth of the lot as measured from the ordinary high water mark in a perpendicular direction to the edge of the contiguously owned parcel or to an easement containing existing physical improvements for road access for two or more lots.

1. Lot depth of 150 feet  
Building setback: 90 feet  
Vegetated buffer: 70 feet
2. Lot depth of 130 to 150 feet  
Building setback: 80 feet  
Vegetated buffer: 60 feet
3. Lot depth of 110 to 130 feet  
Building setback: 60 feet  
Vegetated buffer: 40 feet
4. Lot depth of 100 to 110 feet:  
Building setback: 45 feet  
Vegetated buffer: 35 feet
5. Lot depth of 90 to 100 feet  
Building setback: 35 feet  
Vegetated buffer: 25 feet
6. Lot depth of less than 80 feet

Building setback: 25 feet

Vegetated buffer: 15 feet

7. For such lots with a lot width of less than 60 feet, setbacks and buffers may be reduced by ten (10) percent, but no less than:

Building setback: 25 feet

Vegetated buffer: 15 feet

8. For such lots with a lot depth of less than 100 feet that are served with primary access from a private road, the setback from the edge of the easement may be reduced to ten (10) feet without a variance.

E. Reduction of Vegetated Buffer or Setback Width:

Based upon an applicant's request, the Reviewing official may approve a reduction in the standard buffer widths/setbacks where the applicant can demonstrate compliance with criteria in the Subsections below. Buffer enhancement shall be required where appropriate to site conditions, habitat sensitivity, and proposed land development characteristics.

1. Water-dependent Uses:
  - a. Areas approved for water dependent use or public access may be excluded from vegetated buffer if the approval is granted through review of a Substantial Development Permit, Conditional Use Permit, or Variance, provided that the area excluded is the minimum needed to provide for the water dependent use or public access.
  - b. Access to private docks through a vegetated buffer may be provided for a corridor up to six (6) feet wide.
2. Specific vegetated buffers specified for areas enumerated in Table 8.01 may be applied in accordance with those provisions.
3. Based upon an applicant's request, and the acceptance of a Supplemental Stream or Lake Study, the reviewing official may approve a reduction in the standard buffer widths/setbacks by up to 20 percent, except where the buffer widths/setbacks are established by Subsection E, above, where the applicant can demonstrate compliance with criteria in the Subsections below and any mitigation requirements applied as conditions of approval.
  - a. The abutting land is extensively vegetated with native species, including trees and shrubs, and has less than 5 percent non-native invasive species cover and has less than fifteen percent (15%) slopes, or
  - b. The buffer can be enhanced with native vegetation and removal of non-native species and has less than fifteen percent (15%) slopes; and
  - c. The width reduction will not reduce stream or lake functions, including those of anadromous fish or non-fish habitat; and
  - d. The width reduction will not degrade riparian habitat; and

e No direct or indirect, short-term or long-term, adverse impacts to regulated water bodies will result from a regulated activity. The City's determination shall be based on specific site studies by recognized experts, pursuant to RMC 4-8-120 and RMC 4-9-197 E.4; or

4. Based upon an applicant's request, and the acceptance of a Supplemental Stream or Lake Study, the Reviewing official may approve a reduction in the standard buffer in a case where an existing non-conforming site is not re-developed and the proposal includes removal of existing over-water structures or removal or reconstruction of shoreline protection structures or other restoration of shorelines or buffer areas in a manner that meets the standards of this Program, to a vegetated buffer a minimum 10 feet from existing buildings or impervious surface such as parking areas and driveways in current use to serve the non-conforming buildings or uses.

F. Increased buffer widths: Vegetated buffers may be increased as required or allowed by the criteria below.

1. Areas of High Blow-down Potential: Where the stream/lake area is in an area of high blow-down potential as determined by a qualified professional, the buffer width may be expanded up to an additional fifty feet (50') on the windward side, when determined appropriate to site circumstances and ecological function by the Responsible Official.
2. Buffers Falling Within Protected Slopes or Very High Landslide Areas: When the required stream/lake buffer falls within a protected slope or very high landslide hazard area or buffer, the stream/lake buffer width shall extend to the boundary of the protected slope or the very high landslide hazard buffer.

G. Averaging of Buffer Width:

1. Authority: Based upon an applicant's request, and the acceptance of a Supplemental Stream or Lake Study, the Reviewing official may approve buffer width averaging.
2. Criteria for Approval: Buffer width averaging may be allowed only where the applicant demonstrates all of the following:
  - (a) The water body and associated riparian area contains variations in ecological sensitivity or there are existing physical improvements in or near the water body and associated riparian area; and
  - (b) Buffer width averaging will result in no-net loss of stream/lake/riparian ecological function; and
  - (c) The total area contained within the buffer after averaging is no less than that contained within the required standard buffer width prior to averaging; and
  - (d) In no instance shall the buffer width be reduced to less than fifty feet (50'); and
  - (e) The proposed buffer standard is based on consideration of the best available science as described in WAC 365-195-905; or where there is an

absence of valid scientific information, the steps in RMC 4-9-250F are followed.

- H. Buffer Enhancement as a separate action may be proposed on any property and may be implemented without full compliance with the standards of this Section, provided that the project includes a buffer enhancement plan using native vegetation and provides documentation that the enhanced buffer area will maintain or improve the functional attributes of the buffer. Any change to existing non-conforming facilities or use on a site shall meet the provisions for non-conforming sites
- I. As determined by the reviewing official, for development proposed on sites separated from the shoreline by pre-existing, intervening, and lawfully created public roads, railroads, other off-site substantial existing improvements, or an intervening parcel under separate ownership, the requirements of this code for a vegetation buffer may be waived. For the purposes of this section, the intervening lots/parcels, roads, or other substantial improvements shall be found to:
  - 1. Separate the subject upland property from the water body due to their height or width; and
  - 2. Substantially prevent or impair delivery of most ecological functions from the subject upland property to the water body.
- J. Vegetation Management: Vegetation adjacent to water bodies in the Shoreline shall be managed to provide the maximum ecological functions feasible, in accordance with these standards.
  - 1. Streams and lakes and with a buffer areas that are largely undisturbed native vegetation, shall be retained except where the buffer is to be enhanced or where alteration is allowed in conformance with this Section for a specific development proposal.
  - 2. In the absence of a development proposal, existing, lawfully established landscaping and gardens within a Vegetation Management Buffer, may be maintained in its existing condition including but not limited to, mowing lawns, weeding, removal of noxious and invasive species, harvesting and replanting of garden crops, pruning and replacement planting of ornamental vegetation or indigenous native species to maintain the condition and appearance of such areas as they existed prior to adoption of this code, provided this does not apply to areas previously established as native growth protection areas, mitigation sites, or other areas protected via conservation easements or similar restrictive covenants.
  - 3. Removal of noxious weeds and/or invasive species may be allowed without permit review in any vegetation buffer area provided that removal consists of physical uprooting or chemical treatment of individual plants or clearing of no more than 1,000 square feet of dense infestations.
  - 4. New development or redevelopment of non conforming uses shall develop and implement a vegetation management plan that complies with the standards of this code. Unless otherwise provided, a vegetation management plan shall preserve, enhance or establish native vegetation within the specified vegetation buffer. When required, vegetation management plans shall be prepared by a qualified

professional, provided that the reviewing official may establish prescriptive standards for vegetation conservation and management as an alternative to requiring a specific plan for a development. Vegetation management plans shall describe actions that will be implemented to ensure that buffer areas provide ecological functions equivalent to a dense native vegetation community to the extent possible. Required vegetation shall be maintained over the life of the use and/or development by means of a conservation easement or similar recorded legal

5. The reviewing official may approve, in cases of redevelopment or alteration of existing single family residential lots, a vegetation management plan that does not include large native trees, if such trees would block more than 30 percent of existing water views allowed from the existing residence on a lot. Native vegetation consisting of groundcover, shrubs and small trees shall be provided to provide as many of the vegetation functions feasible. This provision shall not apply to new lots created by subdivision or other means.

K. Documentation:

1. For application of provisions a Section 8.01.02.D applicable to existing single family residences and lots determinations and evidence shall be included in the application file.
2. For all development requiring a Shoreline Substantial Development Permit, findings and determinations regarding the application of increased or reduced buffer width shall be included as specific findings in the permit.
3. For development not requiring a Shoreline Substantial Development Permit, approval of a reduced buffer width shall be require review as a shoreline variance by the Land Use Hearing Examiner per RMC 4-9-197. The setback provisions of the zoning district for the use must also be met unless a variance to the zoning code is achieved.

- L. The city shall provide a fund for off-site provision of areas for Vegetation Conservation and may asses charges to new development that do not fully meet the standard vegetation conservation requirement of 100 square feet of vegetated area per linear foot of shoreline. Credit shall be given for areas of vegetation buffer on the shoreline provided by development. Expenditures from such a fund for provision of areas where the functions of shoreline vegetation conservation would be provided shall be in accordance with the Restoration Plan or other watershed and aquatic habitat conservation plans and shall be spent within the WRIA in which the assessed property is located.

**Table 8.01 Vegetation Conservation Buffer Standards by Reach**

<b>SHORELINE REACH</b>	<b>Location</b>	<b>Public Access Objectives</b>
<b>Lake Washington</b>		
<b>Lake Washington Reach A</b>	From Bellevue city limits to Renton city limits	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>Lake Washington Reach B</b>	From the city limits to the Seahawks training facility	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>Lake Washington Reach C</b>	From the Seattle Seahawks headquarters and training facility through the former Barbee Mill site.	This area provides some riparian vegetation at the Seahawks facility, a large vacant parcel with complex wetlands and some of riparian vegetation in the center portion of the site and a restored beach area and narrow replanted vegetarian area on public aquatic land. A portion of the frontage to the south is bulkheaded single family lots. In the long term over 20 to 50 years, May Creek delta formation will lead to additional riparian area and shallow wetlands where riparian vegetation will provide multiple benefits to aquatic and terrestrial species. If areas redevelop, the full 100 foot buffer of native vegetation shall be provided, except where water dependent uses are located.
<b>Lake Washington Reach D</b>	From May Creek to Mountain View Avenue	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to

		limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>Lake Washington Reach E</b>	from Mountain View Avenue to Gene Coulon Park	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>Lake Washington Reach F</b>	The less developed northerly portion of Gene Coulon Park	Enhancement of native riparian vegetation shall be implemented as part of park management, balanced with opportunities to provide public visual and physical access to the shoreline. The city may fund shoreline enhancement through fees paid for off-site mitigation from development elsewhere on Lake Washington.
<b>Lake Washington Reach G</b>	The more developed southerly portion of Gene Coulon Park	Enhancement of native riparian vegetation shall be implemented as part of park management, while recognizing that in this portion of the park is oriented primarily to opportunities to provide public visual and physical access to the shoreline including over water structures, supporting concessions, boat launch and public beach facilities.
<b>Lake Washington Reach H</b>	Southport mixed-use development	Buffers for vegetation management are not required in this reach which is designated primarily for public access along the waterfront and supporting water oriented uses.
<b>Lake Washington Reach I</b>	Boeing Plant and to the Cedar River	The area of vegetation on public aquatic lands should be enhanced in the short term. Upon redevelopment, vegetation buffers shall be extended into the site adjacent to vegetated areas along the shoreline. Vegetation restoration shall be balanced with public access and water oriented use on the balance of the site.

<b>Lake Washington Reach J</b>	Renton Municipal Airport	Enhanced riparian vegetation shall be provided in a manner consistent with maintaining aviation safety as part of airport management.
<b>Lake Washington Reach K</b>	From the Renton Municipal Airport to the Seattle city limits	Redevelopment of multi-family sites shall provide vegetation buffers at the full standard, with possible employment of provisions for averaging or reduction. Single-family development in this reach provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts shall be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>May Creek</b>		
<b>May Creek A</b>	From the mouth of the creek to Lake Washington Blvd.	Vegetation in this corridor was enhanced as part of a recent subdivision. If the property is redeveloped in the future, full vegetated buffers shall be provided.
<b>May Creek B</b>	From Lake Washington Blvd to I-405	Full standard native vegetation buffers shall be provided with development of this property.
<b>May Creek C</b>	From I-405 to NE 36th Street	Full standard native vegetation buffers shall be provided on this reach with existing private lots subject to buffer standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>May Creek D</b>	From NE 36 <sup>th</sup> Street to the city limits	Full standard native vegetation buffers shall be provided on this reach with existing private lots subject to buffer standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>Cedar River</b>		
<b>Cedar River A</b>	Mouth to Logan Avenue	Enhancement of native riparian vegetation shall be implemented as part of park management, balanced with needs of flood control levees and opportunities to provide public visual and physical

		access to the shoreline.
<b>Cedar River B</b>	Logan Avenue to I-405 bridges	Enhancement of native riparian vegetation shall be implemented of flood control management and opportunities to provide public visual and physical access to the shoreline which should be addressed in a comprehensive management plan prior to issuance of shoreline permits for additional flood control.
<b>Cedar River C</b>	I-405 to the SR 169	Enhancement of native riparian vegetation shall be implemented as part of management of public parks. Full standard native vegetation buffers should be maintained on the public open space on the south side of the river, subject to existing trail corridors and other provisions for public access. Full standard buffers shall be provided upon redevelopment of the north shore, subject to public access set back from the water's edge and limited water oriented use adjacent to the water's edge.
<b>Cedar River D</b>	SR 169 to UGA boundary	Full standard native vegetation buffers shall be provided on this reach with existing private lots subject to buffer standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation.
<b>Green River Reach A</b>	The Green/Black River below the pump station	Full standard native vegetation buffers shall be provided with redevelopment of this property in this reach, balanced with provisions for public access. Vegetation conservation within railroad rights of way shall not be required within areas necessary for railway operation. Vegetation preservation and enhancement should be encouraged in areas of railroad right of way not devoted to transportation uses. Expansion of railroad facilities may require specific vegetation preservation and enhancement programs, consistent with the standards of this program.
<b>Black River Springbrook Creek</b> /		

<b>Black/Springbrook A</b>	From the pump station to Grady Way	Public open space that exceeds buffer standards should be maintained and native vegetation enhanced. Full standard buffers should be provided upon redevelopment of adjacent land, recognizing the constraints of existing transportation and public facilities.
<b>Springbrook B</b>	From Grady Way to SW 16th Street	Full standard buffers should be provided upon redevelopment of adjacent land, recognizing the constraints of existing transportation and public facilities.
<b>Springbrook C</b>	From SW 16th Street to SW 19th Street	Vegetation enhancement should be implemented within the drainage district channels in conjunction with management plans including adjustments to channel dimensions to assure continued flood capacity with the additional hydraulic roughness provided by vegetation. Full standard vegetated buffers should be provided upon redevelopment of adjacent land presuming re-vegetation of the stream channel. Vegetation management should retain a continuous trail system that may be relocated further from the stream edge.
<b>Springbrook D</b>	From SW 19th Street to City Limits	Same as Reach C.
<b>Lake Desire</b>		An extensive public pedestrian trail system is provided in the vicinity of Lake Desire in the Spring Lake/Lake Desire Park and connected McGarvey Park Open Space, Petrovisky Park and Lake Youngs Park. There are, however, no trails adjacent to Lake Desire.
<b>Lake Desire A</b>	17408 West Lake Desire Dr. SE to 18228 West Lake Desire Dr. SE	This developed primarily single-family area provides primarily lawn and ornamental vegetation at the shoreline. Opportunities to limit ongoing adverse impacts should be implemented through providing for native vegetation in buffers adjacent to the water based on the standards related to lot depth together with replacement of shoreline armoring with soft shoreline protection incorporating vegetation. Shoreline vegetation enhancement should take place at the WDFW boat launching site balancing

		values of riparian vegetation with public access.
<b>Lake Desire A</b>	18228 West Lake Desire Dr. SE to the Natural Area at the south end of the Lake	Same as Reach A.
<b>Lake Desire A</b>	Natural Area at the south end of the Lake	Existing shoreline vegetation in this publicly owned natural area should be preserved with some accommodation for interpretive access to the water s as part of park management plans, subject to the primary objective of protecting ecological functions.
<b>Lake Desire A</b>	From the Natural Area to 17346 West Lake Desire Dr. SE	Same as reach A for developed single family lots. Full native vegetation buffers should be preserved in undeveloped sites adjacent to the lake and adjacent to wetlands.

## **8.02      LANDFILL AND EXCAVATION**

### **8.02.1      Principles.**

Landfill and excavation should only be permitted to the minimum extent necessary to accommodate an approved shoreline use or development and with assurance of no net loss of shoreline ecological functions. Excavation below the ordinary high water mark is considered “dredging” and is addressed in a separate section.

### **8.02.02      Regulations.**

A. Landfills shall generally be prohibited below the ordinary high water mark, except for the following activities, and in conjunction with documentation of no net loss of ecological functions as documented in appropriate technical studies:

1. Beach or aquatic substrate replenishment in conjunction with an approved ecological restoration activity;
2. Replenishing sand on public and private community beaches;
3. Alteration, maintenance and/or repair of existing transportation facilities and utilities currently located within shoreline jurisdiction, when alternatives or less impacting approaches are not feasible ;
4. Construction of facilities for public water-dependent uses or public access; when alternatives or less impacting approaches are not feasible and provided that filling and/or excavation are limited to the minimum needed to accommodate the facility;
5. Incidental to the construction or repair of approved shoreline protection facilities;
6. For approved flood control purposes;
7. In conjunction with a stream restoration program including vegetation restoration;
8. As part of a remedial action plan approved by the Department of Ecology pursuant to the Model Toxics Control Act, or otherwise authorized by the Department of Ecology, U.S. Army Corps of Engineers, or other agency with jurisdiction, after review of the proposed fill for compliance with the policies and standards of this Program; and
9. Fill and excavation is allowed only in conjunction with an approved development.

B. All landfills shall be evaluated in terms of:

1. The overall value to the public of the results of the fill site as opposed to the value of the shoreline in its existing state as well as evaluation of alternatives to fill that would achieve some or all of the objectives of the proposal.
2. Effects on ecological functions including, but not limited to functions of the, substrate of streams and lakes and affects on aquatic organisms, including the

food chain, effects on vegetation functions, effects on local currents and erosion and deposition patterns, effects on surface and subsurface drainage, and effects on flood waters.

3. Whether shore stabilization will be necessary to protect materials placed or removed and whether such stabilization meets the policies and standards of this Program.
  4. Whether public or tribal rights to the use and enjoyment of the shoreline and its resources and amenities is impaired
- C. Upland fill may be allowed where modification of topographic features and native vegetation is minimized and it does not result in structures higher than would otherwise be allowed.
- D. Performance standards for fill and excavation include:
1. The area disturbed and the amount of fill shall be minimized to maximum extent feasible.
  2. Disturbed areas shall be immediately stabilized and revegetated, to avoid or minimize erosion and sedimentation impacts, both during initial work and over time. Natural and self-sustaining control methods are preferred over structures.
  3. Landfills and excavation shall be designed to blend physically and visually with existing topography.
  4. All fill and excavation below the OHWM not associated with ecological restoration, flood control or approved shoreline stabilization shall require a Shoreline Conditional Use Permit.

## **8.03      DREDGING**

### **8.03.01 Principles**

Removal of substrate from below the OHWM on streams and lakes can have substantial adverse impacts on geologic and hydraulic mechanisms important to the function of the water body, can disrupt elements of the food chain, and may result in sedimentation and water quality impacts. Dredging should be prohibited except where public benefits outweigh potential impacts and it is demonstrated that no net loss of ecological functions will occur.

### **8.03.02 Regulations**

- A. Dredging is permitted only in cases where the proposal, including any necessary mitigation, will result in no net loss of shoreline ecological functions and is limited to the following:
1. Establishing, expanding, relocating or reconfiguring navigation channels designated by the US Coast Guard where necessary to assure safe and efficient accommodation of existing navigational uses. Maintenance dredging of established navigation channels and basins shall be restricted to maintaining previously dredged and/or existing authorized location, depth, and width.

2. For flood control purposes, when part of a publicly adopted flood control plan.
3. For restoration or enhancement of shoreline ecological functions benefiting water quality and/or fish and wildlife habitat and approved by applicable local, state and federal agencies.
4. For development of approved water-dependent uses provided there are no feasible alternatives.
5. Dredging may be permitted where necessary for the development and maintenance of public shoreline parks and of private shorelines to which the public is provided access. Dredging may be permitted where additional public access is provided.
6. Maintenance dredging of existing legally established boat moorage slips including public and commercial moorage and moorage accessory to single family residences, provided that deepening beyond the conditions present when the moorage was established is prohibited. Dredging may not be permitted to provide a draft for private boats in excess of three (3) feet. Dredging may be disallowed to maintain depths of existing private moorage where it may adversely affect ecological functions and where alternatives such as utilization of shallow draft access to mooring buoys is feasible.
7. Minor trenching to allow the installation of necessary underground pipes or cables if no alternative, including boring, is feasible, and:
  - a. Impacts to fish and wildlife habitat are avoided to the maximum extent possible.
  - b. The utility installation shall not increase or decrease the natural rate, extent, or opportunity of channel migration.
  - c. Appropriate best management practices are employed to prevent water quality impacts or other environmental degradation.
8. Dredging is performed pursuant to a remedial action plan approved under authority of the Model Toxics Control Act, or pursuant to other authorization by the Department of Ecology, U.S. Army Corps of Engineers, or other agency with jurisdiction, after review of the proposed fill for compliance with the policies and standards of this Program.
9. Dredging is necessary to correct problems of material distribution and water quality, when such problems are adversely affecting aquatic life or recreational areas.

B. Dredging is prohibited in the following cases:

1. Dredging is prohibited within the deltas of the Cedar River and May Creek except for purposes of ecological restoration, for public flood control projects, or for water dependent public facilities.

2. Dredging is prohibited solely for the purpose of obtaining fill or construction material, which dredging is not directly related to those purposes permitted in Subparagraph .02.A above, is prohibited.
3. Dredging for new moorage is prohibited.
4. Maintenance dredging is prohibited for facilities established for water dependent uses in cases where the primary use is discontinued unless the facility meets all standards for a new water dependent use.

C. Review Criteria

1. New development should be sited and designed to avoid or, if that is not possible, to minimize the need for new and maintenance dredging.
2. All proposed dredging operations shall be designed by an appropriate State licensed professional engineer. A stamped engineering report and an assessment of potential impacts on ecological functions shall be prepared by qualified consultants shall be submitted to the Renton Development Services Division as part of the application for a shoreline permit.
3. The responsibility rests solely with the applicant to demonstrate the necessity of the proposed dredging operation.
4. The responsibility rests solely with the applicant to demonstrate that
  - a. There will be no net loss of ecological functions including but not limited to adverse effect on aquatic species including fish migration.
  - b. There will be no adverse impact on recreational areas or public recreation enjoyment of the water.
5. Adjacent bank protection:
  - a. When dredging bottom material of a body of water, the banks shall not be disturbed unless absolutely necessary. The responsibility rests with the applicant to propose and carry out practices to protect the banks.
  - b. If it is absolutely necessary to disturb the adjacent banks for access to the dredging area, the responsibility rests with the applicant to propose and carry out a method of restoration of the disturbed area to a condition minimizing erosion and siltation.
6. The responsibility rests with the applicant to demonstrate the proposed dredging will avoid conditions that may adversely affect adjacent properties including:
  - a. Create a nuisance to the public or nearby activity.
  - b. Damage property in or near the area.
  - c. Cause substantial adverse effect to plant, animal, aquatic or human life in or near the area.

- d. Endanger public safety in or near the area.
- 7. The applicant shall demonstrate control contamination and pollution to water, air, and ground through specific operation and mitigation plans.
- 8. The applicant shall demonstrate that the disposal of dredged material will not result in net loss of ecological functions or adverse impacts to properties adjacent to the disposal site.
  - a.. The applicant shall provide plans for the location and method of disposing of all dredged material.
  - b.. Dredged material shall not be deposited in a lake, stream, or marine waters except if approved as part of a contamination remediation project approved by appropriate State and/or Federal agencies or is approved in accordance with the Puget Sound Dredged Disposal Analysis (PSDDA) evaluation procedures for managing in-water disposal of dredged material by applicable agencies, which may include the U.S. Army Corps of Engineers pursuant to Section 10 (Rivers and Harbors Act) and Section 404 (Clean Water Act) permits, and Washington State Department of Fish and Wildlife Hydraulic Project Approval (HPA).
  - c. In no instance shall dredged material be stockpiled in a shoreland area that would result in the clearing of native vegetation. Temporary stockpiling of dredged material is limited to 180 days.
  - d. If the dredged material is contaminant or pollutant in nature, the applicant shall propose and carry out a method of disposal that complies with all regulatory requirements.
  - e. Permanent land disposal shall demonstrate that:
    - i. Shoreline ecological functions will be preserved, including protection of surface and ground water.
    - ii. Erosion, sedimentation, floodwaters or runoff will not increase adverse impacts to shoreline ecological functions or property.
    - iii. Sites will be adequately screened from view of local residents or passersby on public right-of-ways.
  - f. Dredging not associated with maintenance of existing facilities, water dependent uses or public recreation facilities or uses shall require a Shoreline Conditional Use.

## **8.04 SHORELINE STABILIZATION**

### **8.04.01 Principles**

Natural shorelines are dynamic with interdependent geologic and biological relationships, and accretion are natural processes that provide ecological functions and thereby contribute to sustaining the natural resource and ecology of the shoreline. Alteration of this dynamic system has substantial adverse impacts on geologic and hydraulic mechanisms important to

the function of the water body and can disrupt elements of the food chain. Human use of the shoreline has typically led to hardening of the shoreline for various reasons including reduction of erosion or providing useful space at the shore or providing access to docks and piers. The impacts of hardening any one property may be minimal but cumulatively the impact of this shoreline modification is significant. Shoreline stabilization should emulate allow natural shoreline functions to the extent feasible and where needed utilize bioengineering or other methods with the least impact on ecological functions.

#### 8.04.02 Regulations

- A. The need for future shoreline stabilization shall be avoided in new development to the extent feasible. New development should be located and designed to avoid the need for future shoreline stabilization. Subdivision of land must be regulated to assure that the lots created will not require shoreline stabilization in order for reasonable development to occur using geotechnical analysis of the site and shoreline characteristics. New development on steep slopes or bluffs shall be set back sufficiently to ensure that shoreline stabilization is unlikely to be necessary during the life of the structure, as demonstrated by a geotechnical analysis. The need for shore stabilization shall be considered in the determination of whether to approve new water-dependent uses. New development that would require shoreline stabilization which causes significant impacts to adjacent or down-current properties and shoreline areas should not be allowed.<sup>42</sup>
- B. Structural shoreline stabilization measures should be used only when more natural, flexible, non-structural methods such as vegetative stabilization, beach nourishment and bioengineering have been determined infeasible. Alternatives for shoreline stabilization should be based on the following hierarchy of preference:
  - 1. No action (allow the shoreline to retreat naturally), increase building setbacks, and relocate structures.
  - 2. Flexible defense works constructed of natural materials including soft shore protection, bioengineering, including beach nourishment, protective berms, or vegetative stabilization.
  - 3. Rigid works constructed of artificial materials such as riprap or concrete.<sup>43</sup>
- C. Shoreline stabilization measures shall be designed by a qualified professional. Certification by the design professional may be required to ensure that installation meets all design parameters.
- D. New structural stabilization measures shall not be allowed except when necessity is demonstrated in the following manner:
  - 1. To protect existing primary structures:
    - a. New or enlarged structural shoreline stabilization measures for an existing primary structure, including residences, should not be allowed unless there is conclusive evidence, documented by a geotechnical analysis, that the

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42 173-26-231(3)(a)(iii)(A)

43 173-26-231(3)(a)(iii)(B)

structure is in danger from shoreline erosion caused by currents, or waves. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not demonstration of need. The geotechnical analysis should evaluate on-site drainage issues and address drainage problems away from the shoreline edge before considering structural shoreline stabilization.<sup>44</sup>

- b. The erosion control structure meets the criteria in Subsection B, above.
  - c. The erosion control structure will not result in a net loss of shoreline ecological functions.
2. In support of new non-water-dependent development, and single-family residences, when all of the conditions below apply:<sup>45</sup>
- a. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage.
  - b. Nonstructural measures, such as placing the development further from the shoreline, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.
  - c. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report. The damage must be caused by natural processes, such as currents, and waves.
  - d. The erosion control structure meets the criteria in Subsection B, above.
  - e. The erosion control structure will not result in a net loss of shoreline ecological functions.
3. In support of water-dependent development when all of the conditions below apply:<sup>46</sup>
- a. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage.
  - b. Nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.
  - c. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report.
  - d. The erosion control structure meets the criteria in Subsection B, above.
  - e. The erosion control structure will not result in a net loss of shoreline ecological functions.

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44 173-26-231(3)(a)(iii)(D)

45 173-26-231(3)(a)(iii)(B)(II)

46 173-26-231(3)(a)(iii)(B)(III)

4. To protect projects for the restoration of ecological functions or hazardous substance remediation projects pursuant to chapter 70.105D RCW when all of the conditions below apply:<sup>47</sup>
  - a. Nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.
  - b. The erosion control structure will not result in a net loss of shoreline ecological functions.
  - c. The erosion control structure meets the criteria in Subsection B, above.
- E. An existing shoreline stabilization structure may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents or waves. For purpose of this section, "replacement" means the construction of a new structure to perform a shoreline stabilization function of an existing legally established structure which can no longer adequately serve its purpose. A structure established to serve a use that has been discontinued or substantially altered or enlarged shall be considered a new structure. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures.<sup>48</sup>
  1. The erosion control structure meets the criteria in Subsection B, above.
  2. The replacement structure should be designed, located, sized, and constructed to assure no net loss of ecological functions.
  3. Replacement walls or bulkheads, if allowed, shall not encroach waterward of the ordinary high-water mark or existing structure unless the residence was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.
  4. Where a net loss of ecological functions associated with critical habitats would occur by leaving the existing structure, it shall be removed part of the replacement measure.
  5. Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the ordinary high-water mark. Replenishment of substrate materials to maintain the specifications of the permitted design may be allowed as maintenance.
- F. Geotechnical reports pursuant to this section that address the need to prevent potential damage to a primary structure shall address the necessity for shoreline stabilization by estimating time frames and rates of erosion and report on the urgency associated with the specific situation. As a general matter, hard armoring solutions should not be authorized except when a report confirms that there is a significant possibility that such a structure will be damaged within three years as a result of shoreline erosion in the absence of such hard armoring measures, or where waiting until the need is that immediate, would foreclose the opportunity to use measures that avoid impacts on

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47 173-26-231(3)(a)(iii)(B)(IV)

48 173-26-231(3)(a)(iii)(C)

ecological functions. Thus, where the geotechnical report confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as the three years, that report may still be used to justify more immediate authorization to protect against erosion using soft measures.

- G. When any structural shoreline stabilization measures are demonstrated to be necessary, pursuant to above provisions design shall:
  - .1. Limit the size of stabilization measures to the minimum necessary. Use measures designed to assure no net loss of shoreline ecological functions. Soft approaches shall be used unless demonstrated not to be sufficient to protect primary structures, dwellings, and businesses.
  - 2. Ensure that publicly financed or subsidized shoreline erosion control measures do not restrict appropriate public access to the shoreline except where such access is determined to be infeasible because of incompatible uses, safety, security, or harm to ecological functions. See public access provisions; WAC 173-26-221(4). Where feasible, incorporate ecological restoration and public access improvements into the project.<sup>49</sup>
- H. Shoreline stabilization should not be permitted to unnecessarily interfere with public access to public shorelines, nor with other appropriate shoreline uses including, but not limited to, navigation, public or private recreation and Indian treaty rights.
- I. Where possible, shoreline stabilization measures shall be designed so as not to detract from the aesthetic qualities of the shoreline.
- J. Provisions for multiple use, restoration, and/or public shore access should be incorporated into the location, design and maintenance of shore stabilization for public or quasi-public developments whenever safely compatible with the primary purpose. Shore stabilization on publicly owned shorelines should not be allowed to decrease long term public use of the shoreline.<sup>50</sup>
- K. Shore stabilization should be developed in a coordinated manner among affected property owners and public agencies for a whole drift sector (net shore-drift cell) or reach where feasible, particularly those that cross jurisdictional boundaries, to address ecological and geo-hydraulic processes, sediment conveyance and beach management issues. Where beach erosion threatens existing development, a comprehensive program for shoreline management should be established.
- L. In addition to conformance with the regulations in this section, non-regulatory methods to protect, enhance, and restore shoreline ecological functions and other shoreline resources should be encouraged for shore stabilization. Non-regulatory methods may include public facility and resource planning, technical assistance, education, voluntary enhancement and restoration projects, or other incentive programs.
- M. Shoreline stabilization on streams should assure that such structures do not unduly interfere with natural stream processes. The reviewing official shall review the

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<sup>49</sup> 173-26-231(3)(a)(iii)(E)

<sup>50</sup> 173-26-231(3)(a)(iii)(E)

proposed design for consistency with state guidelines for stream bank protection as it relates to local physical conditions and meet all criteria of this Program, subject to the following:

1. A geotechnical analysis of stream geomorphology both upstream and downstream shall be performed to assess the physical character and hydraulic energy potential of the specific stream reach and adjacent reaches upstream or down, and assure that the physical integrity of the stream corridor is maintained, that stream processes are not adversely affected, and that the revetment will not cause significant damage to other properties or valuable shoreline resources. In addition:
2. Revetments or similar hard structures are prohibited on point and channel bars, and in salmon and trout spawning areas, except for the purpose of fish or wildlife habitat enhancement or restoration.
3. Revetments or similar hard structures shall be placed landward of associated wetlands unless it can be demonstrated that placement waterward of such features would not adversely affect ecological functions.
4. Revetments or similar structures shall not be developed on the low, inner-most channel banks in a stream except to protect public works, railways and existing commercial farmsteads.
5. Where revetments or similar structures are proposed, analysis shall assure that localized shore stabilization will be effective, as compared to more extensive cooperative measures to address reach scale processes. Revetments shall be setback at convex (inside) bends to allow streams to maintain point bars and associated aquatic habitat through normal accretion. Where revetments or similar structures have already cut off point bars from the stream, consideration should be given to their relocation.
6. Revetments shall be designed in accordance with WDFW streambank protection guidelines.

## **8.05 FLOOD CONTROL WORKS**

### **8.05.01 Principles**

The lower reaches of Cedar River and the upper portion of Springbrook Creek were altered in the early part of the 20th century for flood control. Maintaining flood control structures is important to much of the developed portion of the community. Adverse ecological consequences of flood control works have been recognized, and means to minimize impacts, or to restore ecological functions have been incorporated in current flood control strategies.

### **8.05.02 Regulations**

- A. Flood control works shall be permitted when it is demonstrated by engineering and scientific evaluations that:
  1. They are necessary to protect health/safety and/or existing development;
  2. Non-structural flood hazard reduction measures are infeasible; and

3. Measures are consistent with an adopted comprehensive flood hazard management plan that evaluates cumulative impacts to the watershed system.
- B. New or expanding development or uses in the shoreline, including subdivision of land, that would likely require new structural flood control works within a stream, channel migration zone, or floodway should not be allowed.
- C. New or expanded flood control works and instream structures should be planned and designed to be compatible with appropriate multiple uses of stream resources over the long term, especially in shorelines of statewide significance.
- D. New flood control works should only be allowed in the shoreline if they are necessary to protect existing development and where non-structural flood hazard reduction measures are infeasible.
- E. Flood control works should incorporate native vegetation to the extent feasible to enhance ecological functions, create a more natural appearance, improve ecological functions, and provide more flexibility for long term shoreline management.
- F. To minimize flood damages and to maintain natural resources associated with streams, overflow corridors and other alternatives to traditional bank levees, revetments and/or dams should be considered. Setback levees and similar measures should be employed where they will result in lower flood peaks and velocities, and more effective conservation of resources than with high bank levees.
- G. Non-structural and non-regulatory methods to protect, enhance, and restore shoreline ecological functions and other shoreline resources should be encouraged as an alternative to structural flood control works. Non-regulatory and non-structural methods may include public facility and resource planning, land or easement acquisition, education, voluntary protection and enhancement projects, or incentive programs.
- H. Flood control works should provide access to public shorelines whenever possible, unless it is demonstrated that public access would cause unavoidable public health and safety hazards, security problems, unmitigatable ecological impacts, unavoidable conflicts with proposed uses, or unreasonable cost. At a minimum, flood control works should not decrease public access or use potential of shorelines.<sup>51</sup>

## 8.07 STREAM ALTERATION

### 8.07.01 Principles

Stream alteration is the relocation or change in the flow of a river, stream or creek. Streams are complex and dynamic natural system with many interacting processes. Stream alteration should be minimized, and when allowed should change natural stream processes as little as possible.

### 8.07.02 Regulations

- A. Unless otherwise prohibited by subsections 7.09 Transportation and 7.10 Utilities, stream

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<sup>51</sup> WAC 173-26-186(3)©(iv)

alteration may be allowed for transportation and utility crossings and in-stream structures only where there is no feasible alternative.

- B. Stream alteration may be permitted if it is part of a public flood hazard reduction program or a habitat enhancement project approved by appropriate State and/or Federal agencies.
- C. Stream alteration solely for the purpose of enlarging the developable portion of a parcel of land or increasing the economic potential of a parcel of land is prohibited.
- D. Stream alteration is prohibited if it would be significantly detrimental to adjacent parcels.
- E. The applicant has the sole responsibility to demonstrate the necessity of the proposal and compliance with the criteria of this program.
- F. All proposed stream alterations shall be designed by an appropriately state-licensed professional engineer. The design shall be submitted to the Development Services Division as part of the application.
- G. The design timing and the methods employed will have minimal adverse effects on aquatic life Including minimizing erosion, sedimentation and other pollution during and after construction.
- H. The project must be designed so that the low flow is maintained and fish escapement is provided for.

## **SECTION 9. DEFINITIONS**

**BECAUSE THIS HAS ALREADY BEEN INCORPORATED IN**

**RMC 4-11 DEFINITIONS**

**CHANGES ARE INCLUDED IN THAT SECTION BELOW**

### **4-9-197 SHORELINE PERMITS**

#### **A. PURPOSE: (Reserved)**

#### **B. APPLICABILITY: (Reserved)**

1. All uses and developments within the jurisdiction of the Shoreline Management Act shall be planned and carried out in a manner that is consistent with this Program and the policy of the Act as required by RCW 90.58.140(1), regardless of whether a shoreline permit, statement of exemption, shoreline variance, or shoreline conditional use permit is required. The reviewing official shall assure compliance with the provisions of this Program for all permits and approvals processed by the city.
2. Shoreline regulations shall apply as an overlay and in addition to Development Regulations, including but not limited to zoning, environmental regulations, development standards, subdivision regulations, and other regulations established by the City.
  - a. Allowed uses shall be limited by the general polices and specific regulations regarding use preferences for water dependent and water oriented uses. Allowed uses may be specified and limited in specific shoreline permits. In the case of non-conforming development, the use provisions of this code shall be applied to any change of use, including occupancy permits.
  - b. In the event of any conflict between Shoreline policies and regulations and any other regulations of the City, Shoreline policies and regulations shall prevail unless other regulations provide greater protection of the shoreline natural environment and aquatic habitat
  - c. All regulations applied within the shoreline shall be liberally construed to give full effect to the objectives and purposes for which they have been enacted. Shoreline Master Program policies, found in the City's Comprehensive Plan, establish intent for the shoreline regulations in addition to RCW 90.58 and Chapter 173 of the Washington Administrative Code 173-26 and 173-27.
3. A substantial development permit shall be required for all proposed use and development of shorelines unless the proposal is specifically exempt pursuant to RCW 90.58.140(1) An exemption from obtaining a shoreline substantial development permit is not an exemption from compliance with the Act this Program, or from any other regulatory requirements.
  - a. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemptions from the substantial development permit process.
  - b. The burden of proof that a development or use is exempt is on the applicant/proponent of the exempt development action.
  - c. If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire project.
4. A development or use that is listed as a shoreline conditional use pursuant to this Program or is an unlisted use, must obtain a conditional use permit even if the development or use does not require a substantial development permit.

5. When a development or use is proposed that does not comply with the bulk, dimensional and/or performance standards of the Program, such development or use shall only be authorized by approval of a shoreline variance even if the development or use does not require a substantial development permit.

6. In the case of land divisions, such as short subdivisions, long plats and planned unit developments, the reviewing official shall document compliance with bulk and dimensional standards as well as policies and regulations of this Program and attach appropriate conditions and/or mitigating measures to such approvals to ensure the design, development activities and future use associated with such land division(s) are consistent with this Program.

7. In order to be approved, the reviewing official must find that a proposal is consistent with the following criteria:

a. All regulations of this Program appropriate to the shoreline designation and the type of use or development proposed shall be met, except those bulk and dimensional standards that have been modified by approval of a shoreline variance.

b. All policies of this Program appropriate to the shoreline area designation and the type of use or development activity proposed shall be considered and substantial compliance demonstrated. A reasonable proposal that cannot fully conform to these policies may be permitted, provided it is demonstrated that the proposal is clearly consistent with the overall goals, objectives and intent of this Program.

c. For projects located on shorelines of statewide significance, criteria in RCW 90.58.020 and relevant police and regulations of this Program shall be also be adhered to.

8. All permits or statements of exemption issued for development or use within shoreline jurisdiction shall include written findings prepared by the Reviewing official, including compliance with bulk and dimensional standards and policies and regulations of this Program. The Reviewing official may attach conditions to the approval of exempt developments and/or uses as necessary to assure consistency of the project with the Act and the Program.

9. For all development within shoreline jurisdiction, the Building Official shall not issue a building permit for such development until compliance with this program has been documented. If a shoreline substantial development permit is required, no permit shall be issued until the permit is issued and all comment and appeal periods have expired. Any permit issued by the Building Official for such development shall be subject to the same terms and conditions that apply to the shoreline permit.

10. The city may grant relief from shoreline Master Program development standards and use regulations when the following apply:

a. A shoreline restoration project causes or would cause a landward shift in the ordinary high water mark, resulting in the following:

i. Land that had not been regulated under this chapter prior to construction of the restoration project is brought under shoreline jurisdiction; or

ii. Additional regulatory requirements apply due to a landward shift in required shoreline buffers or other regulations of the applicable shoreline Master Program; and

iii. Application of shoreline Master Program regulations would preclude or interfere with use of the property permitted by local development regulations, thus presenting a hardship to the project proponent;

b. The proposed relief meets the following criteria:

i. The proposed relief is the minimum necessary to relieve the hardship;

- ii. After granting the proposed relief, there is net environmental benefit from the restoration project;
  - iii. Granting the proposed relief is consistent with the objectives of the shoreline restoration project and consistent with the shoreline Master Program; and
  - iv. Where a shoreline restoration project is created as mitigation to obtain a development permit, the project proponent required to perform the mitigation is not eligible for relief under this section; and
- c. The application for relief must be submitted to the Department of Ecology for written approval or disapproval. This review must occur during the department's normal review of a shoreline substantial development permit, conditional use permit, or variance. If no such permit is required, then the department shall conduct its review when the local government provides a copy of a complete application and all supporting information necessary to conduct the review.
- i. Except as otherwise provided in subsection (2) of this section, the Department of Ecology shall provide at least twenty-days notice to parties that have indicated interest to the department in reviewing applications for relief under this section, and post the notice on 2 their web site.
  - (ii) The department shall act within thirty calendar days of close of the public notice period, or within thirty days of receipt of the proposal from the local government if additional public notice is not required.
- d. The public notice requirements of subsection (1)(c) of this section do not apply if the relevant shoreline restoration project was included in a shoreline Master Program or shoreline restoration plan as defined in WAC 173-26-201, as follows:
- i. The restoration plan has been approved by the department under applicable shoreline Master Program guidelines;
  - ii. The shoreline restoration project is specifically identified in the shoreline Master Program or restoration plan or is located along a shoreline reach identified in the shoreline Master Program or restoration plan as appropriate for granting relief from shoreline regulations; and
  - iii. The shoreline Master Program or restoration plan includes policies addressing the nature of the relief and why, when, and how it would be applied.<sup>52</sup>

### **C. EXEMPTIONS FROM PERMIT SYSTEM:**

The following shall not be considered substantial developments for the purpose of this Master Program and are exempt from obtaining a Shoreline Substantial Development Permit (SSDP) . An exemption from a SSDP is not an exemption from compliance with the Act or this Program, or from any other regulatory requirements.

1. Any project with a certification from the Governor pursuant to chapter 80.50 RCW.

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<sup>52</sup> House Bill 2199, 61st Legislature, 2009 Regular Session, Effective date 7/26/2009.

2. Any development of which the total cost or fair market value does not exceed five thousand dollars (\$5,000.00), if such development does not materially interfere with the normal public use of the water or shorelines of the State.

3. Normal maintenance or repair of existing structures or developments, including damage by accident, fire or elements.

a. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition.

b. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to the shoreline resource or environment.

c. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including, but not limited to, its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.

4. Construction of the normal protective bulkhead common to single family residences.

A "normal protective" bulkhead includes those structural and nonstructural developments installed at or near, and parallel to, the ordinary high water mark for the sole purpose of protecting an existing single family residence and appurtenant structures from loss or damage by erosion. A normal protective bulkhead is not exempt if it is constructed for the purpose of creating additional dry land. Additional construction requirements are found in WAC 173-27-040(2)(c).

5. Emergency construction necessary to protect property from damage by the elements.

a. An "emergency" is an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow for full compliance with this program.

b. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed to be the appropriate means to address the emergency situation, upon abatement of the emergency situation, the new structure shall be removed or any permit which would have been required, absent an emergency, pursuant to chapter 90.58 RCW, chapter 17-27 WAC or this Shoreline Program shall be obtained.

c. All emergency construction shall be consistent with the policies of chapter 90.58 RCW and this Program.

d. In general, flooding or other seasonal events that can be anticipated and may occur, but that are not imminent are not an emergency.

6. Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, and the construction and maintenance of irrigation structures, including, but not limited to, head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling, other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations.

7. Construction on shorelands by an owner, lessee or contract purchaser of a single family residence for his own use or for the use of his family, which residence does not exceed a height of thirty five feet (35') above average grade level as defined in WAC 173-27-030 and which meets all requirements of the State agency or local government having jurisdiction thereof, other than requirements imposed pursuant to this Section.

a. "Single family" residence means a detached dwelling designed for and occupied by one family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single family residence and is located landward of the ordinary high water mark and the perimeter of a wetland.

b. Construction authorized under this exemption shall be located landward of the ordinary high water mark.

8. Construction of a dock including a community dock designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single and multi-family residences.

a. This exception applies if either:

i. In salt waters, the fair market value of the dock does not exceed two thousand five hundred dollars (\$2,500.00).

ii. In fresh waters, the fair market value of the dock does not exceed ten thousand dollars (\$10,000.00); however, if subsequent construction having a fair market value exceeding two thousand five hundred dollars (\$2,500.00) occurs within five (5) years of completion of the prior construction, the subsequent construction shall be considered a substantial development permit.

b. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities or other appurtenances.

9. Construction or modification, by or under the authority of the Coast Guard or a designated port management authority, of navigational aids such as channel markers and anchor buoys.

10. Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored groundwater for the irrigation of lands.

11. The marking of property lines or corners on State-owned lands when such marking does not interfere with the normal public use of the surface of the water.

12. Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975, which were created, developed, or utilized primarily as a part of an agricultural drainage or diking system.

13. Site exploration and investigation activities that are prerequisites to preparation of an application for development authorization under this program, if:

a. The activity does not interfere with the normal public use of the surface waters.

b. The activity will have no significant adverse impact on the environment including, but not limited to, fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values.

c. The activity does not involve the installation of a structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity.

- d. A private entity seeking development authorization under this program first posts a performance bond or provides other evidence of financial responsibility to the Development Services Division to ensure that the site is restored to pre-existing conditions.
  - e. The activity is not subject to the permit requirements of RCW 90.58.550.
14. The process of removing or controlling an aquatic noxious weed, as defined in RCW 17.26.020, through the use of a herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the Department of Agriculture or the Department of Ecology jointly with other State agencies under chapter 43.21C RCW.
15. Watershed restoration projects as defined below:
- a. “Watershed restoration project” means a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities:
    - i. A project that involves less than ten (10) miles of streamreach, in which less than twenty five (25) cubic yards of sand, gravel, or soil is removed, imported, disturbed or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings.
    - ii. A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water.
    - iii. A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the State, provided that any structure, other than a bridge or culvert or instream habitat enhancement structure associated with the project, is less than two hundred (200) square feet in floor area and is located above the ordinary high water mark of the stream.
  - b. “Watershed restoration plan” means a plan, developed or sponsored by a State department, a federally recognized Indian Tribe, a city, a county or a conservation district, for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act. The watershed restoration plan generally contains a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed.
16. A public or private project, the primary purpose of which is to improve fish or wildlife habitat or fish passage, when all of the following apply:
- a. The project has been approved in writing by the Department of Fish and Wildlife as necessary for the improvement of the habitat or passage and appropriately designed and sited to accomplish the intended purpose.
  - b. The project has received hydraulic project approval by the Department of Fish and Wildlife pursuant to chapter 75.20 RCW.
  - c. The Development Services Division has determined that the project is consistent with this Master Program.
17. Hazardous substance remedial actions pursuant to WAC 173-27-040(3).

18. Actions on land that otherwise would not be under the jurisdiction of the Shoreline Management Act except for a change in the location of OHWM or other criteria due to a shoreline restoration project creating a landward shift in the ordinary high water mark that brings the land under the jurisdiction of the Act.<sup>53</sup>

#### **D. EXEMPTION CERTIFICATE PROCEDURES:**

1. Any person claiming exemption from the permit requirements of this Master Program as a result of the exemptions specified in this Section shall make application for a no-fee exemption certificate to the Development Services Division in the manner prescribed by that division.
2. Any development which occurs within the regulated shorelines of the State under Renton's jurisdiction, whether it requires a permit or not, must be consistent with the intent of the State law.
3. The City may attach conditions to the approval of exempted developments and/or uses as necessary to assure consistency of the project with the Shoreline Management Act and this Program.
4. If any part of a proposed development is not eligible for exemption, then a shoreline permit is required for the entire proposed development project.

#### **E. SHORELINE PERMIT APPLICATION PROCEDURES:**

**1. Information Prior to Submitting a Shoreline Substantial Development Permit Application:** Prior to submitting an application for a shoreline permit or an exemption from a shoreline permit, the applicant should informally discuss a proposed development with the Development Services Division. This will enable the applicant to become familiar with the requirements of this Master Program, Building and Zoning procedures, and enforcement procedures.

**2. Shoreline Substantial Development Permit Required:** No shoreline development shall be undertaken on shorelines of the City without first obtaining a "substantial development permit" from the Development Services Division.

**3. Shoreline Substantial Development Permit Application Forms and Fees:** Submittal requirements and fees shall be as listed in RMC 4-3-090.J.2, Studies Required, and RMC 4-8-120C, Land Use Applications and 4-1-170, Land Use Review Fees.

**4. Secondary Review By Independent Qualified Professionals:** When appropriate due to the type of critical areas, habitat, or species present, or project area conditions, the Reviewing Official may require the applicant to prepare or fund analyses or activities conducted by third party or parties selected by the Reviewing Official and paid for by the applicant. Analyses and/or activities conducted under this Subsection include, but are not limited to:

- a. Evaluation by an independent qualified professional of the applicant's analysis and the effectiveness of any proposed mitigating measures or programs, to include any recommendations as appropriate; and
- b. A request for consultation with the Washington Department of Fish and Wildlife, Washington State Department of Ecology, or the local Native American Indian Tribe or other appropriate agency; and/or
- c. Analysis of detailed surface and subsurface hydrologic features both on and adjacent or abutting to the site.

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<sup>53</sup> <sup>53</sup> House Bill 2199, 61st Legislature, 2009 Regular Session, Effective date 7/26/2009.

**5. Public Notice:** Three (3) copies of a notice of development application shall be posted prominently on the property concerned and in conspicuous public places within three hundred (300) feet thereof. The notice of development application shall also be mailed to property owners within three hundred (300) feet of the boundaries of the subject property. The required contents of the notice of development application are detailed in RMC 4-8-090B, Public Notice Requirements.

**6. Standard Public Comment Time:** Each notice of development application shall include a statement that persons desiring to present their views to the Development Services Division with regard to said application may do so in writing to that Division and persons interested in the Development Services Division's action on an application for a permit may submit their views in writing or notify the Development Services Division in writing of their interest within thirty (30) days from the date of the notice of application.

**7. Special Public Comment Time:** Notice of development application for a substantial development permit regarding a limited utility extension as defined in RCW 90.58.140 (11)(b) or for the construction of a bulkhead or other measures to protect a single family residence and its appurtenant structures from shoreline erosion shall include a twenty (20) day comment period.

Such notification or submission of views to the Development Services Division shall entitle those persons to a copy of the action taken on the application.

**8. Review Guidelines:** Unless exempted or authorized through the variance or conditional use permit provisions of this Master Program, no substantial development permit and no other permit shall be granted unless the proposed development is consistent with the provisions of this Master Program, the Shoreline Management Act of 1971, and the rules and regulations adopted by the Department of Ecology thereunder.

**9. Conditional Approval:** Should the Development Services Division Director or his/her designee find that any application does not substantially comply with criteria imposed by the Master Program and the Shoreline Management Act of 1971, he may deny such application or attach any terms or condition which he deems suitable and reasonable to effect the purpose and objective of this Master Program.

**10. Notification of City Departments:** It shall be the duty of the Development Services Division to timely furnish copies of all applications and actions taken by said division unto such other officials or departments whose jurisdiction may extend to all or any part of the proposed development.

## **F. REVIEW CRITERIA:**

**1. General:** The Development Services Division shall review an application for a permit based on the following:

- a. The application.
- b. The environmental impact statement, if one is required.
- c. Written comments from interested persons.
- d. Information and comments from all affected City departments.
- e. Evidence presented at a public hearing.
- f. No authorization to undertake use or development on shorelines of the state shall be granted by the Responsible Official unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the Renton Shoreline Master Program.
- g. No permit shall be issued for any new or expanded building or structure of a height inconsistent with Renton Shoreline Master Program Public Access Policies. High-rise structures

in the shoreline jurisdiction generally should not be permitted, but could be permitted in the shoreline jurisdiction if the Responsible Official determines:

- i. Views of the shoreline would not be substantially obstructed due to topographic conditions, and
- ii. Some overriding considerations of the public interest would be served.

Shoreline low-rise development should provide substantial grade level views of the water from public shoreline roads running generally parallel to the water's edge.

**2. Additional Information:** The Development Services Division may require an applicant to furnish information and data in addition to that contained or required in the application forms prescribed. Unless an adequate environmental statement has previously been prepared for the proposed development by another agency, the City's Environmental Review committee shall cause to be prepared such a statement, prior to granting a permit, when the State Environmental Policy Act of 1971 would require such a statement.

**3. Procedural Amendments:** In addition to the criteria hereinabove set forth in this Section, the Planning/Building/Public Works Department may from time-to-time promulgate additional procedures or criteria and such shall become effective, when reduced to writing, and filed with the City Clerk and as approved by the City Council and the Department of Ecology.

**4. Burden of Proof on Applicant:** The burden of proving that the proposed substantial development is consistent with the criteria which must be met before a permit is granted shall be on the applicant.

#### **G. BONDS:**

The Development Services Division may require the applicant to post a bond in favor of the City of Renton to assure full compliance with any terms and conditions imposed by said department on any shoreline permit. Said bond shall be in an amount to reasonably assure the City that any deferred improvement will be carried out within the time stipulated.

#### **H. ADMINISTRATIVE APPEALS:**

The Planning/Building/Public Works Department shall have the final authority to interpret the Master Program for the City of Renton. Where an application is denied or changed, per subsection E6 of this Section, an applicant may appeal the decision denying or changing a "substantial development permit" to the Shoreline Hearings Board for an open record appeal in accordance with RMC 4-8-110. See RMC 4-8-110H for appeal procedures to the Shoreline Hearings Board.

#### **I. VARIANCES AND CONDITIONAL USES:**

**1. Purpose:** The power to grant variances and conditional use permits should be utilized in a manner which, while protecting the environment, will assure that a person will be able to utilize his property in a fair and equitable manner.

##### **2. Authority:**

a. Conditional use permits: conditional use permits shall be processed either by the City Hearing Examiner or administratively in accordance with the provisions to RMC 4-2-060 Zoning Use Table, provided that

- i. Additional requirements for conditional use permits may be provided within shoreline jurisdiction in this section and will prevail over the provisions of RMC 4-2-060;

ii. If an administrative process is not specified, a conditional use permit shall be processed by the Hearing Examiner.

iii. Proposed uses not specified in this Section or in RMC 4-2-060 and not prohibited may be allowed by Hearing Examiner conditional use permit.

b. Variances: The Renton Land Use Hearing Examiner shall have authority to grant conditional use permits and variances in the administration of the Renton Master Program.

c. State Department of Ecology Decision: Both variances and conditional use permits are forwarded to the Department of Ecology and the Attorney General's office for approval or denial.

d. Time Limit, Permit Validity, and Appeals: Conditional permits and variances shall be deemed to be approved within thirty (30) calendar days from the date of receipt by the Department of Ecology and the Attorney General's office unless written communication is received by the applicant and the City indicating otherwise.

i. Conditional use permits and variances shall be filed with the State in accordance with RCW 90.58.140(6) and WAC 173-27-130.

ii. Permit validity requirements of subsection J of this Section shall apply to conditional use and variance permits.

iii. Appeals of conditional use or variance permits shall be made in accordance with RMC 4-8-110H.

**3. Interpretation:** It shall be recognized that a lawful use at the time the Master Program is adopted is to be considered a permitted use, and maintenance and restoration shall not require a variance or a conditional use permit.

#### **4. Variances:**

a. Purpose: Upon proper application, a substantial development permit may be granted which is at variance with the criteria established in the Renton Master Program where, owing to special conditions pertaining to the specific piece of property, the literal interpretation and strict application of the criteria established in the Renton Master Program would cause undue and unnecessary hardship or practical difficulties.

b. Decision Criteria: The fact that the applicant might make a greater profit by using his property in a manner contrary to the intent of the Master Program is not, by itself, sufficient reason for a variance. The Land Use Hearing Examiner must find each of the following:

i. Exceptional or extraordinary circumstances or conditions applying to the subject property, or to the intended use thereof, that do not apply generally to other properties on shorelines in the same vicinity.

ii. The variance permit is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties on shorelines in the same vicinity.

iii. The variance permit will not be materially detrimental to the public welfare or injurious to property on the shorelines in the same vicinity.

iv. The variance granted will be in harmony with the general purpose and intent of this Master Program.

v. The public welfare and interest will be preserved; if more harm will be done to the area by granting the variance than would be done to the applicant by denying it, the variance will be denied, but each property owner shall be entitled to the reasonable use and development of his lands as long as such use and

development is in harmony with the general purpose and intent of the Shoreline Management Act of 1971, and the provisions of this Master Program.

vi. The proposal meets the variance criteria in WAC 173-27-170.

## **5. Conditional Use:**

a. Purpose: Upon proper application, a conditional use permit may be granted. The objective of a conditional use provision is to provide more control and flexibility for implementing the regulations of the Master Program. With provisions to control undesirable effects, the scope of uses can be expanded to include many uses.

b. Decision Criteria: Uses classified as conditional uses can be permitted only after consideration and by meeting such performance standards that make the use compatible with other permitted uses within that area. A conditional use permit will be granted subject to each of the following conditions:

i. The use must be compatible with other permitted uses within that area.

ii. The use will not interfere with the public use of public shorelines.

iii. Design of the site will be compatible with the surroundings and the City's Master Program.

iv. The use shall be in harmony with the general purpose and intent of the City's Master Program.

v. The use meets the conditional use criteria in WAC 173-27-160.

## **J. TIME REQUIREMENTS FOR SHORELINE PERMITS:**

### **1. Applicability and Modification at Time of Approval:**

a. The time requirements of this Section shall apply to all substantial development permits and to any development authorized pursuant to a variance or conditional use permit authorized under this Program.

b. If it is determined that standard time requirements of subsections J2 and J3 of this Section should not be applied, the Development Services Division shall adopt appropriate time limits as a part of action on a substantial development permit upon a finding of good cause, based on the requirements and circumstances of the project proposed and consistent with the policy and provisions of this Master Program and RCW 90.58.143. If it is determined that standard time requirements of subsections J2 and J3 of this Section should not be applied, the Hearing Examiner, upon a finding of good cause and with the approval of the Department of Ecology, shall establish appropriate time limits as a part of action on a conditional use or variance permit. "Good cause" means that the time limits established are reasonably related to the time actually necessary to perform the development on the ground and complete the project that is being permitted.

c. Where specific provisions are not included to establish time limits on a permit as part of action on a permit by the City or the Department of Ecology, the time limits in subsections J2 and J3 of this Section apply.

d. Requests for permit extension shall be made in accordance with subsections J2 and J3 of this Section.

### **2. Construction Commencement:**

a. Unless a different time period is specified in the shoreline permit as authorized by RCW 90.58.143 and subsection J1 of this Section, construction activities, or a use or activity, for which

a permit has been granted pursuant to this Master Program must be commenced within two (2) years of the effective date of a shoreline permit, or the shoreline permit shall terminate, and a new permit shall be necessary. However, the Development Services Division may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed with the Division before the expiration date, and notice of the proposed extension is given to parties of record and the Department of Ecology.

b. Construction activities or commencement of construction referenced in subsection J2a of this Section means that construction applications must be submitted, permits must be issued, and foundation inspections must be completed before the end of the two (2) year period.

**3. Construction Completion:** A permit authorizing construction shall extend for a term of no more than five (5) years after the effective date of a shoreline permit, unless a longer period has been specified pursuant to RCW 90.58.143 and subsection J1 of this Section. If an applicant files a request for an extension prior to expiration of the shoreline permit the Development Services Division shall review the permit and upon a showing of good cause may authorize a single extension of the shoreline permit for a period of up to one year. Otherwise said permit shall terminate. Notice of the proposed permit extension shall be given to parties of record and the Department of Ecology. To maintain the validity of a shoreline permit, it is the applicant's responsibility to maintain valid construction permits in accordance with adopted Building Codes.

#### **4. Effective Date:**

a. For purposes of determining the life of a shoreline permit, the effective date of a substantial development permit, shoreline conditional use permit, or shoreline variance permit shall be the date of filing as provided in RCW 90.58.140(6). The permit time periods in subsections J2 and J3 of this Section do not include the time during which a use or activity was not actually pursued due to the pendency of administrative appeals or legal actions, or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed, including all reasonably related administrative or legal actions on any such permits or approvals.

b. It is the responsibility of the applicant to inform the Development Services Division of the pendency of other permit applications filed with agencies other than the City, and of any related administrative or legal actions on any permit or approval. If no notice of the pendency of other permits or approvals is given to the Division prior to the expiration date established by the shoreline permit or the provisions of this Section, the expiration of a permit shall be based on the effective date of the shoreline permit.

c. The City shall issue permits within applicable time limits specified in the Type III and Type VI review processes in RMC 4-8-080H. Substantial development permits for a limited utility extension as defined in RCW 90.58.140(11)(b) or for the construction of a bulkhead or other measures to protect a single family residence and its appurtenant structures from shoreline erosion shall be issued within twenty one (21) days of the last day of the comment period specified in RMC 4-9-197E3.

#### **5. Review Period – Construction Authorization:**

a. No construction pursuant to such permit shall begin or be authorized and no building, grading or other construction permits or use permits shall be issued by the City until twenty one (21) days from the date the permit was filed with the Department of Ecology and the Attorney General, or until all review proceedings are completed as were initiated within the twenty one (21) days of the date of filing. Filing shall occur in accordance with RCW 90.58.140(6) and WAC 173-27-130.

b. If the granting of a shoreline permit by the City is appealed to the Shoreline Hearings Board, and the Shoreline Hearings Board has approved the granting of the permit, and an appeal for

judicial review of the Shoreline Hearings Board decision is filed, construction authorization may occur subject to the conditions, time periods, and other provisions of RCW 90.58.140(5)(b).

#### **K. RULINGS TO STATE:**

Any ruling on an application for a substantial development permit under authority of this Master Program, whether it is an approval or denial, shall, with the transmittal of the ruling to the applicant, be filed concurrently with the Department of Ecology and the Attorney General by the Development Services Division. Filing shall occur in accordance with RCW 90.58.140(6) and WAC 173-27-130.

#### **L. TRANSFERABILITY OF PERMIT:**

If a parcel which has a valid shoreline permit is sold to another person or firm, such permit may be transferred to the new owner.

#### **M. ENFORCEMENT:**

All provisions of this Master Program shall be enforced by the Development Services Division. For such purposes, the Director or his duly authorized representative shall have the power of a police officer.

#### **N. RESCISSION OF PERMITS:**

**1. Noncompliance with Permit:** Any shoreline permit issued under the terms of this Master Program may be rescinded or suspended by the Development Services Division of the City upon a finding that a permittee has not complied with conditions of the permit.

**2. Notice of Noncompliance:** Such rescission and/or modification of an issued permit shall be initiated by serving written notice of noncompliance on the permittee, which notice shall be sent by registered or certified mail, return receipt requested, to the address listed on the application or to such other address as the applicant or permittee may have advised the City; or such notice may be served on the applicant or permittee in person or his agent in the same manner as service of summons as provided by law.

**3. Posting:** In addition to such notice, the Development Services Division shall cause to have notice posted in three (3) public places of which one posting shall be at or within the area described in the permit.

**4. Public Hearing:** Before any such permit can be rescinded, a public hearing shall be held by the Land Use Hearing Examiner. Notice of the public hearing shall be made in accordance with RMC 4-8-090D, Public Notice Requirements.

**5. Final Decision:** The decision of the Land Use Hearing Examiner shall be the final decision of the City on all rescinded applications. A written decision shall be transmitted to the Department of Ecology, the Attorney General's office, the applicant, and such other departments or boards of the City as are affected thereby and the legislative body of the City.

#### **O. APPEALS:**

See RMC 4-8-110H.

#### **P. VIOLATIONS AND PENALTIES:**

**1. Prosecution:** Every person violating any of the provisions of this Master Program or the Shoreline Management Act of 1971 shall be punishable under conviction by a fine not exceeding one thousand dollars (\$1,000.00), or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's violation shall constitute a separate punishable offense.

**2. Injunction:** The City Attorney may bring such injunctive, declaratory or other actions as are necessary to insure that no uses are made of the shorelines of the State the City's jurisdiction which are in conflict with the provisions and programs of this Master Program or the Shoreline Management Act of 1971, and to otherwise enforce provisions of this Section and the Shoreline Management Act of 1971.

**3. Public and Private Redress:** Any person subject to the regulatory program of this Master Program who violates any provision of this Master Program or the provisions of a permit issued pursuant thereto shall be liable for all damages to public or private property arising from such violation, including the cost of restoring the affected area to its condition prior to such violation. The City Attorney may bring suit for damages under this subsection on behalf of the City. Private persons shall have the right to bring suit for damages under this subsection on their own behalf and on behalf of all persons similarly situated. If liability has been established for the cost of restoring an area affected by violation, the Court shall make provision to assure that restoration will be accomplished within a reasonable time at the expense of the violator. In addition to such relief, including monetary damages, the Court in its discretion may award attorney's fees and costs of the suit to the prevailing party.

## **Q. SHORELINE MORATORIUM**

1. The City Council may adopt moratoria or other interim official controls as necessary and appropriate to implement the provisions of the Shoreline Management Act.

2. Prior to adopting such moratorium or other interim official controls, the City Council shall

a. Hold a public hearing on the moratorium or control within 60 days of adoption,

b. Adopt detailed findings of fact that include, but are not limited to justifications for the proposed or adopted actions and explanations of the desired and likely outcomes;

c. Notify the Department of Ecology of the moratorium or control immediately after its adoption. The notification must specify the time, place, and date of any public hearing held.

3. Said moratorium or other official control shall provide that all lawfully existing uses, structures, or other development shall continue to be deemed lawful conforming uses and may continue to be maintained, repaired, and redeveloped, so long as the use is not expanded, under the terms of the land use and shoreline rules and regulations in place at the time of the moratorium.

4. Said moratorium or control adopted under this section may be effective for up to six months if a detailed work plan for remedying the issues and circumstances necessitating the moratorium or control is developed and made available for public review. A moratorium or control may be renewed for two six-month periods if the City Council complies with subsection (2)(a) of this section before each renewal.

5. If a moratorium or control is in effect on the date a proposed Master Program or amendment is submitted to the Department of Ecology, the moratorium or control must remain in effect until the department's final action under RCW 90.58.090; however, the moratorium expires six months after the date of submittal if the department has not taken final action.

## **NEW SECTION**

### **4-10-095 SHORELINE MASTER PROGRAM – NONCONFORMING USES, ACTIVITIES, AND STRUCTURES:**

A shoreline use or development which was lawfully constructed or established prior to the effective date of the applicable Shoreline Master Program, or amendments thereto, but which does not conform to present regulations or standards of the program, may be continued provided that:

**A. Nonconforming Structures:** Nonconforming structures shall be governed by RMC 4-10-050.

**B. Nonconforming Uses.** Nonconforming uses shall be governed by RMC 4-10-060.

**C. Nonconforming Site:** . A lot which does not conform to development regulations on a site not related to the characteristics of a structure including but not limited to, the vegetation conservation, shoreline stabilization, landscaping, parking, fence, driveway, street opening, pedestrian amenity, screening and other regulations of the district in which it is located due to changes in Code requirements, condemnation or annexation.

**D. Pre-Existing Legal Lot:** Reserved.

**E.. Pre-Existing Legal Lot:** Reserved.

**F. Continuation of Use:** The continuation of existing use and activities does not require prior review or approval. Operation, maintenance, or repair of existing legally established structures, infrastructure improvements, utilities, public or private roads, or drainage systems, that do not require construction permits, if the activity does not modify the character, scope, or size of the original structure or facility or increase the impact to, or encroach further within, the sensitive area or buffer and there is no increased risk to life or property as a result of the proposed operation, maintenance, or repair. Operation and maintenance includes vegetation management performed in accordance with best management practices that is part of ongoing maintenance of structures, infrastructure, or utilities, provided that such management actions are part of regular and ongoing maintenance, do not expand further into the sensitive area, are not the result of an expansion of the structure or utility, and do not directly impact an endangered or threatened species;

#### **G. Partial Compliance, Alteration of Nonconforming Structure or Site**

The following provisions shall apply to lawfully established uses, buildings and/or structures and related site development that do not meet the specific standards of this Program. Alteration or expansion of existing structures may take place with partial compliance with the standards of this code, as provided below, provided that the proposed alteration or expansion will result in no net loss of shoreline ecological function.

1. Minor alteration or renovation shall be defined as alteration or renovation of any structure, or making other improvements, that result in any of the following over a cumulative period of three years:
  - a. Expansion of floor area by up to 500 square feet, or by up to 10 percent, whichever is less; provided that said expansion shall not extend either further waterward than the existing structure, and shall comply with all other dimensional standards, or
  - b. Expansion of impervious surface by up to 1,000 square feet, or by up to 10 percent, whichever is less; provided that said expansion shall not extend either further waterward than the existing structure, and shall comply with all other dimensional standards, or
  - c. Remodeling or renovation that equals less than 30 percent of the value of the existing structures or improvements, excluding plumbing, electrical and mechanical systems.
2. Minor alteration shall require partial compliance with performance standards, including:
  - a. Partial compliance with Vegetation Management provisions of Subsection xx.xx.xx consisting of revegetation to an native vegetation community of at least 50 percent of the area between an existing building and the water's edge or at least 15 feet, provided that in the case of existing single family residences, the area to be revegetated shall not be more than 15 feet..
  - b. Any over-water structures that do not serve a permitted water dependent or public access use shall be removed.
3. Moderate alteration or renovation shall be defined as the alteration or renovation of any structure, or making other improvements, that result in any of the following:

- a. Expansion of floor area by 500 square feet or more, or by more than 10 percent but no more than 25 percent, whichever is less; provided that said expansion shall not extend either further waterward than the existing structure, and shall comply with all other dimensional standards, or
- b. Expansion of impervious surface by more than 1,000 square feet, or by more than 10 percent but less than 25 percent, whichever is less; provided that said expansion shall not extend either further waterward than the existing structure, and shall comply with all other dimensional standards, or
- c. Remodeling or renovation equal to or greater than 30 percent but less than 50 percent of the value of the existing structures or improvements, excluding plumbing, electrical and mechanical systems.

4. Moderate alteration shall require partial compliance with performance standards, including:

- a. Partial compliance with Vegetation Management provisions of Subsection **xx.xx.xx** consisting of revegetation to an native vegetation community of at least 80 percent of the area between an existing building and the water's edge or at least 15 feet, provided that in the case of existing single family residences, the area to be revegetated shall not be more than 15 feet..
- b. Any over-water structures that do not serve a permitted water dependent or public access use shall be removed, and any over-water structure that does not meet dimensional standards of this program shall be altered to conform.
- c. Bulkheads not conforming to the provision of this code shall be replaced with conforming bulkheads in accordance with standards for new bulkheads.

**H. Full Compliance Alteration of Nonconforming Structure or Site**

- 1. Substantial alteration or redevelopment shall be defined as alteration or renovation of any structure, or making other improvements, that result in any of the following:
  - a. Expansion of floor area by 25 percent or more, or the expansion of impervious surface by 25 percent or more; or
  - b. Remodeling or renovation equal to or exceeding 50 percent of the value of the existing structures or improvements, excluding plumbing and mechanical systems.
- 2. Such substantial reconstruction shall be considered the same as new construction and shall fully comply with the provisions of this code.

**SHORELINE DEFINITIONS IN RENTON MUNICIPAL CODE CHAPTER 4-11**

**4-11-010 DEFINITIONS A:**

ACT, SHORELINE MANAGEMENT: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) The Shoreline Management Act of 1971, chapter 90.58 RCW as amended.

ACTIVITY: A happening associated with a use; the use of energy toward a specific action or pursuit. Examples of shoreline activities include but are not limited to fishing, swimming, boating, dredging, fish spawning, wildlife nesting, or discharging of materials. Not all activities necessarily require a shoreline location.

AQUACULTURE: The culture of farming of aquatic animals and plants.

**4-11-020 DEFINITIONS B:**

BOAT LAUNCHING RAMP: A facility with an inclined surface extending into the water which allows launching of boats directly into the water from trailers.

**BREAKWATER:** A protective structure, usually built off-shore for the purpose of protecting the shoreline or harbor area from wave action.

**BUFFER, SHORELINES:** A strip of land that is designated to permanently remain vegetated in an undisturbed and natural condition to protect an adjacent aquatic, riparian, or wetland site from upland impacts, to provide habitat for wildlife and to afford limited public access.

**BULKHEAD:** A vertical wall constructed of rock, concrete, timber, sheet steel, gabions, or patent system materials. Rock bulkheads are often termed “vertical rock walls.” Seawalls are similar to bulkheads, but more robustly constructed.

**BUOY:** A floating object anchored in a lake, river, etc., to warn of rocks, shoals, etc., or used for boat moorage.

#### **4-11-030 DEFINITIONS C:**

**CIRCULATION:** The movement of passengers or goods to, from, over, or along a transportation corridor.

**CONDITIONAL USE, SHORELINE:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) A use, development, or substantial development which is classified as a conditional use or is not classified within the applicable Master Program.

**CORRIDOR:** A strip of land forming a passageway between two (2) otherwise separate parts.

#### **4-11-040 DEFINITIONS D:**

**DEVELOPMENT:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) A use consisting of the construction of exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel or minerals; bulkheading; driving of piling; placing of obstructions; or any other projects of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the Act at any state of water level.

**DOCK:** A fixed or floating platform extending from the shore over the water.

**DREDGING:** The removal of earth from the bottom or banks of a body of water.

#### **4-11-050 DEFINITIONS E:**

**ECONOMIC DEVELOPMENT:** A development which provides a service, produces goods or a product, retails a commodity, or emerges in any other use or activity for the purpose of making financial gain.

#### **4-11-060 DEFINITIONS F:**

**FAIR MARKET VALUE:** The open market bid price for conducting the work, using the equipment and facilities, and purchase of the goods, services and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment and facility usage, transportation and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed or found labor, equipment or materials

**FLOOD CONTROL:** Any undertaking for the conveyance, control, storage, and dispersal of flood waters.

**FLOOD, ONE HUNDRED (100) YEAR:** The maximum flood expected to occur during a one-hundred (100) year period.

**FLOODPLAIN:** The area subject to a one hundred (100) year flood.

**FLOODWAY:** For purposes of determining the jurisdiction of the Shoreline Master Program in conjunction with the definition of “shoreland,” “floodway” means the area, as identified in a Master Program, that either: (i) Has been established in federal emergency management agency flood insurance

rate maps or floodway maps; or (ii) consists of those portions of a river valley lying streamward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal condition, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually. Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

#### **4-11-070 DEFINITIONS G:**

#### **4-11-080 DEFINITIONS H:**

HEARINGS BOARD: The Shorelines Hearings Board established by the Act.

HIGH RISE: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) A structure exceeding seventy-five (75) feet in height.

#### **4-11-090 DEFINITIONS I:**

#### **4-11-100 DEFINITIONS J:**

#### **4-11-110 DEFINITIONS K:**

#### **4-11-120 DEFINITIONS L:**

LANDFILL: Creation or maintenance of beach or creation of dry upland area by the deposit of sand, soil, gravel or other materials into shoreline areas.

LICENSED ENGINEER: A professional engineer, licensed to practice in the State of Washington.

LOCAL SERVICE UTILITIES: Public or private utilities normally servicing a neighborhood or defined subarea in the City, i.e., telephone exchanges; sewer, both storm and sanitary; distribution lines, electrical less than fifty five (55) kv, telephone, cable TV, etc.

#### **4-11-130 DEFINITIONS M:**

MAJOR SERVICE UTILITY: Public or private utilities which provide services beyond the City's boundaries, i.e., pipelines, natural gas, water, sewer, petroleum; electrical transmission lines fifty five (55) kv or greater; and regional sewer or water treatment plants, etc.

MARINA: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) A use providing moorage for pleasure craft, which also may include boat launching facilities, storage, sales, and other related services.

MASTER PROGRAM: The comprehensive shoreline use plan for the City of Renton and the use regulations, together with maps, diagrams, charts or other descriptive material and text, and a statement of desired goals and standards developed in accordance with the policies enunciated in Section 2 of the Act.

MOORAGE: Any device or structure used to secure a vessel for temporary anchorage, but which is not attached to the vessels. Examples of moorage are docks or buoys.

MULTIPLE-USE<sup>54</sup>: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) The combining of compatible uses within one development, of which the major use or activity is water-oriented. All uses or activities other than the major one are directly related and necessary to the major use or activity.

#### **4-11-140 DEFINITIONS N:**

NONCONFORMING SITE . A lot which does not conform to development regulations not related to the characteristics of a structure but to the facilities provided on a site including but not limited to, the vegetation conservation, shoreline stabilization, landscaping, parking, fence, driveway, street opening, pedestrian amenity, screening and other regulations of the district in which it is located due to changes in Code requirements, or annexation.

#### **4-11-150 DEFINITIONS O:**

OPEN SPACE: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) A land area allowing view, use or passage which is almost entirely unobstructed by buildings, paved areas, or other manmade structures.

ORDINARY HIGH WATER MARK: On lakes and streams, that mark found by examining the bed and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland, in respect to vegetation as that condition exists as of the effective date of regulations, as it may naturally change thereafter, or as it may change in accordance with permits issued by the City or State. The following criteria clarify this mark on lakes and streams:

A. Lakes. Where the ordinary high water mark cannot be found, it shall be the line of mean high water.

B. Streams. Where the ordinary high water mark cannot be found, it shall be the line of mean high water. For braided streams, the ordinary high water mark is found on the banks forming the outer limits of the depression within which the braiding occurs.

#### **4-11-160 DEFINITIONS P:**

PARTY OF RECORD: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) All persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail.

PERMIT, SHORELINE: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) Any substantial development, variance, conditional use permit, or revision authorized under chapter 90.58 RCW.

PIER: A general term including docks and similar structures consisting of a fixed or floating platform extending from the shore over the water.

PLANNED URBAN DEVELOPMENT: (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) Special contractual agreement between the developer and a governmental body governing development of land.

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<sup>54</sup> Note: In the Comprehensive Plan glossary, the term was changed to “mixed use, shoreline.”

**PUBLIC ACCESS:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) A means of physical approach to and along the shoreline available to the general public. This may also include visual approach.

**PUBLIC INTEREST:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) The interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected including, but not limited to, an effect on public property or on health, safety, or general welfare resulting from a use or development.

#### **4-11-170 DEFINITIONS Q:**

#### **4-11-180 DEFINITIONS R:**

**RECREATION:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) The refreshment of body and mind through forms of play, amusement or relaxation. The recreational experience may be active, such as boating, fishing, and swimming, or may be passive such as enjoying the natural beauty of the shoreline or its wildlife.

#### **4-11-190 DEFINITIONS S:**

**SETBACK:** (For purposes of the Shoreline Master Program.) A required open space specified in the Shoreline Master Program, measured horizontally upland from and perpendicular to the ordinary high water mark.

**SHORELAND or SHORELAND AREAS:** Those lands extending landward for two hundred feet (200 ) in all directions, as measured on a horizontal plane from ordinary high water mark; floodways and contiguous floodplain areas landward two hundred feet (200 ) from such floodways; and all marshes, bogs, swamps, and river deltas, associated with streams, lakes and tidal waters which are subject to the provisions of the State Shorelines Management Act. For purposes of determining jurisdictional area, the boundary will be either two hundred feet (200 ) from the ordinary high water mark, or two hundred feet (200 ) from the floodway, whichever is greater.

**SHORELINES:** All of the water areas of the State regulated by the City of Renton, including reservoirs, and their associated shorelands, together with the lands underlying them, except:

1. Shorelines of statewide significance.
2. Shorelines on segments of streams upstream of a point where the mean annual flow is twenty (20) cubic feet per second or less and the wetlands associated with such upstream segments.
3. Shorelines on lakes less than twenty (20) acres in size and wetlands associated with such small lakes.

**SHORELINES OF STATEWIDE SIGNIFICANCE:** Those shorelines described in RCW 90.58.030(2)(e).

**SHORELINES OF THE STATE:** The total of all “shorelines” and “shorelines of statewide significance” regulated by the City of Renton.

**STRUCTURE:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.

**SUBDIVISION:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) A parcel of land divided into two (2) or more parcels.

**SUBSTANTIAL DEVELOPMENT:** Any development of which the total cost or fair market value exceeds five thousand dollars (\$5,000) or any development which materially interferes with the normal public use of the water or shoreline of the State. Exemptions in RCW 90.58.030(3)(e) and in RMC 4-9-190C are not considered substantial developments.

**SUBSTANTIAL DEVELOPMENT PERMIT:** The shoreline management substantial development permit provided for in Section 14 of the Shoreline Management Act of 1971 (RCW 90.58.140).

#### **4-11-200 DEFINITIONS T:**

#### **4-11-210 DEFINITIONS U:**

**UNIQUE AND FRAGILE AREAS:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) Those portions of the shoreline which (1) contain or substantially contribute to the maintenance of endangered or valuable forms of life and (2) have unstable or potentially hazardous topographic, geologic or hydrologic features (such as steep slopes, marshes).

**USE:**

A. Uses, Permitted: Land uses allowed outright within a zone. Uses accessory to permitted uses are treated in RMC 4-11-010 and 4-2-050.

B. Uses, Prohibited: Any such use not specifically enumerated or interpreted as allowable in that district. See RMC 4-2-050.

C. Uses, Residential: Developments where persons reside including but not limited to single family dwellings, apartments, and condominiums.

D. Uses, Unclassified: A use which does not appear in a list of permitted, conditional, or accessory uses, but which is interpreted by the Responsible Official, as similar to a listed permitted, conditional, or accessory use and not otherwise prohibited. See RMC 4-2-050.

#### **4-11-220 DEFINITIONS V:**

**VESSEL:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) Ships, boats, barges, or any other floating craft which are designed and used for navigation and do not interfere with the normal public use of the water.

#### **4-11-230 DEFINITIONS W:**

**WATER-DEPENDENT:** Referring to uses or portions of a use which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations. Examples of water-dependent uses may include ship cargo terminal loading areas, ferry and passenger terminals, barge loading facilities, ship building and dry docking, marinas, aquaculture, float plane facilities and sewer outfalls.

**WATER-ENJOYMENT:** Referring to a recreational use, or other use facilitating public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through the location, design and operation assures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment. Primary water-enjoyment uses may include, but are not limited to, parks, piers and other improvements facilitating public access to the shorelines of the state; and general water-enjoyment uses may include, but are not limited to, restaurants, museums, aquariums, scientific/ecological reserves, resorts/hotels and mixed use commercial/office; provided that such uses conform to the above water-enjoyment specifications and the provisions of the Shoreline Master Program.

**WATER-ORIENTED/NON-WATER-ORIENTED:** "Water-oriented" refers to any combination of water-dependent, water-related, and/or water-enjoyment uses and serves as an all-encompassing definition for priority uses under the Shoreline Management Act. "Non-water-oriented" serves to describe those uses which have little or no relationship to the shoreline and are not considered priority uses under the

Shoreline Management Act. Examples of non-water-oriented uses include professional offices, automobile sales or repair shops, mini-storage facilities, multi-family residential development, department stores and gas stations; these uses may be considered water-oriented where there is significant public access.

**WATER-RELATED:** Referring to a use or portion of a use which is not intrinsically dependent on a waterfront location, but whose economic viability is dependent upon a waterfront location because:

1. Of a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
2. The use provides a necessary service supportive of the water-dependent commercial activities and the proximity of the use to its customers makes its services less expensive and/or more convenient. Examples include manufacturers of ship parts large enough that transportation becomes a significant factor in the products cost, professional services serving primarily water-dependent activities and storage of water-transported foods.

Examples of water-related uses may include warehousing of goods transported by water, seafood processing plants, hydroelectric generating plants, gravel storage when transported by barge, oil refineries where transport is by tanker, and log storage.

**WETLANDS:** (This definition for RMC 4-3-090, Shoreline Master Program Regulations, use only.) Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands include artificial wetlands created from nonwetland areas to mitigate the conversion of wetlands.

#### **4-11-250 DEFINITIONS Y:**

#### **4-11-260 DEFINITIONS Z:**